

19 Llys Newydd, Llanelli, Carmar, SA14 9DT



Asking price £57,950



A one bedroom flat in the Llys Newydd complex in the Llwynhendy area of Llanelli, handy as close to local shops, good commuting links and a very large parking area for the residents to park their cars.

The development is surrounded by mature communal gardens.

Ground rent paid annually: £209.08 (please note this can change) Management Fee: £2133(currently 2025)

EPC Rating: C Square Metres: 41, Council Tax: A

Mallard
chartered surveyors • estate agents • lettings

Proudly supporting
maggie's



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk



RICS



naea | propertymark

PROTECTED

Communal Hallway

Entry phone, mail boxes.



Flat Hallway

L-shape, laminate flooring, radiator.

Kitchen Living Area

19'10" x 10'7" (6.06 x 3.24)

Two windows to rear, views over communal garden, laminate flooring, radiator, kitchen comprises of base and wall units, sink, built in fridge freezer, built in cooker hob extractor, space for washing machine, part tiled walls, wall mounted boiler.



Bedroom

11'5" x 10'5" (3.49 x 3.19)

Window to side, laminate flooring, radiator.



Bathroom

8'2" x 5'10" (2.49 x 1.80)

Bath, shower over, wash hand basin, wc, heated towel rail, part tiled walls, vinyl flooring.



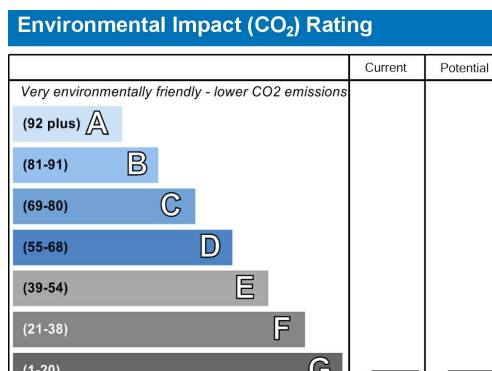
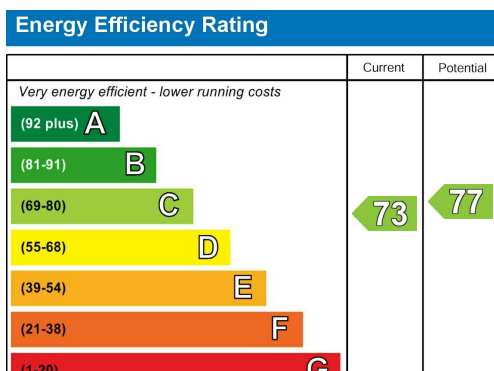
Externally

Communal gardens, communal parking area.



Services

Advised all services are mains. Gas central heating. Wide angled lens has been used on occasion.



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.