

12 Cwrt Myrddin, Pentre Doc Y Gogledd, Llanelli, Carmarthenshire, SA15 2LL



Asking price £115,000



Breathtaking SEA VIEWS from this second floor two bedroom apartment on the coast of Carmarthenshire. The property commands views across the beach out to sea from the living room balcony, the kitchen dining living is open plan, two double bedrooms and modern bathroom complete the accommodation. There is an allocated permit parking space and visitors bays. The heating is electric. No onward buying chain as the property is vacant and ready to move into. Situated on the coast means you benefit from the local Brasserie restaurant, coastal cycle path to enjoy the outside space and a dock area used regularly for water sports all enhance the location.

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

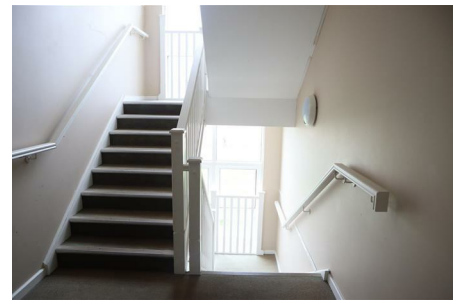


nae | propertymark

PROTECTED

Communal Entrance Hallway

Cupboard housing meters, stairs to floors.



Apartment Hallway

Glass brick feature inset to one wall, laminate flooring, electric storage heater, wall mounted fuse box, cupboard housing tank. Entry phone.



Kitchen Dining Living Room

19'8 x 14'5 (5.99m x 4.39m)

Doors lead to balcony, electric storage heater, laminate flooring to living area and kitchen area. Kitchen area comprises of base and wall units, worktop housing circular sink, built in dishwasher, built in washing machine, space for fridge freezer, built in oven, electric hob, extractor fan above.



Balcony

Seating area expansive views across the coastline and cycle path.



Bathroom

6'5 x 5'9 (1.96m x 1.75m)

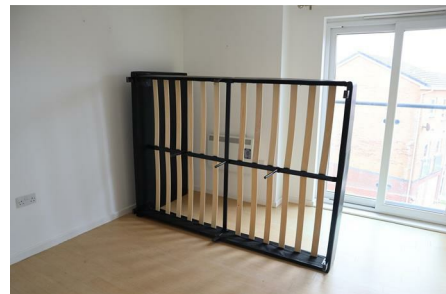
Comprises of three piece suite vanity unit housing sink, mirrored wall, hidden cistern W.C., shower bath with shower over and glazed screen. Extractor fan, heated towel rail, part tiled walls.



Bedroom 1

12'6 x 10'11 (3.81m x 3.33m)

Door to Juliette balcony to rear, electric storage heater, laminate flooring.



Bedroom 2

11'3 x 10'10 (3.43m x 3.30m)

Window facing rear, electric storage heater, laminate flooring.



Externally

Allocated parking space and visitor spaces.
Communal gardens.



Services

Mains water and electric, there is no gas in the building.

Leashold Details

To follow

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

| Environmental Impact (CO ₂) Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

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.