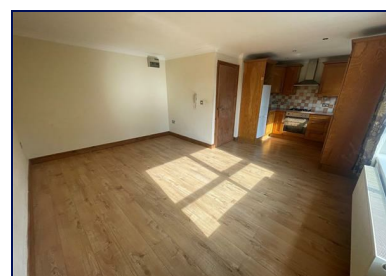


## 16 Llys Newydd, Llwynhendy, Llanelli, Carmarthenshire, SA14 9DT



**Asking price £39,950**



Studio flat available for sale.

In a small development of flats, ample communal parking gated to front, communal gardens wrap around the flats. Access links. Living space is made up of hall, shower room, and open plan kitchen, living sleeping space. The flat is ready to go, 106 years left on the lease, lease details available on request. Previously used as a rental property. Electrical and gas certificates.

EPC: C Square Metres: 28 Council Tax Band: tbc

**Mallard**  
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**RICS**



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## **Communal Entrance**

Buzzer phone entrance, post boxes.



## **Flat Hall**

Laminate flooring, radiator.



## **Shower Room**

Shower, wash hand basin, wc, wall mounted heater, part tiled.



## **Open Kitchen Living Sleeping Space**

Kitchen area is made up of base and wall units, built in cooker and hob, extractor fan, space for fridge freezer, worktop housing sink, wall mounted boiler, window to rear, space for washing machine, Main area, laminate flooring, window looking over gardens, radiator.



## **Externally**

Gated entrance, communal parking area, communal external gardens, communal foyer, key fob pass, letter boxes.

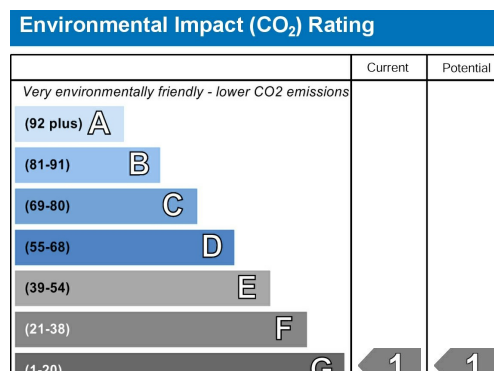
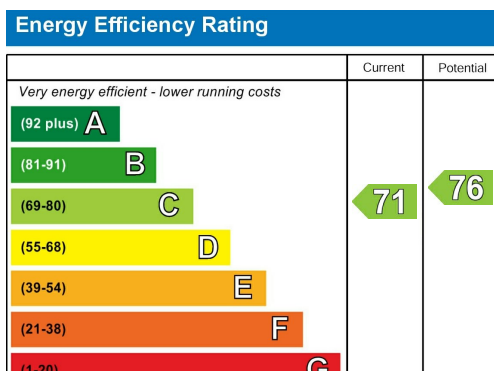


## **Services**

Advised all mains, gas central heating. Wide angled lense has been used on occasion.

## **Leasehold**

125 years lease, 106 years remain. Approx. £184 per month in management fees.



**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.