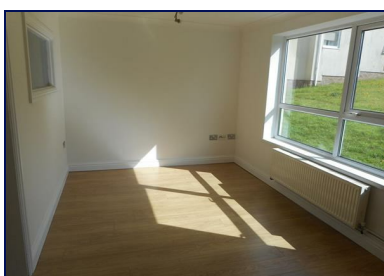


10 Llys Newydd, Llwynhendy, Llanelli, Carmarthenshire, SA14 9DT



Offers in the region of £49,995



One bedroom apartment in secure complex comprising entrance hall, open plan lounge/kitchen, bedroom, and shower room. The flat has no onward buying chain, has communal parking to front, communal gardens, offers a potential rental income for potential investors or a step on the property ladder as an affordable own you own home with this modern flat on the ground floor. Gas central heating and garden view.

Investment opportunity.

EPC: C Council Tax Band: A Square Metres: 30m2

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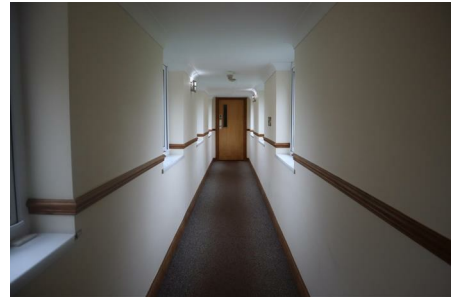
RICS



nae | propertymark

PROTECTED

Communal Hallways



Apartment Hallway

5'9 x 3'0 (1.75m x 0.91m)

Radiator, laminate flooring, coving.



Open Plan Kitchen Living

19'9 x 9'2 (6.02m x 2.79m)

Window facing side, laminate flooring, radiator, range of base and all units, worktop housing sink, built in hob, oven, extractor fan above, wall mounted boiler, part tiled walls, space for fridge freezer and washing machine, partial spot to ceiling.



Bedroom 1

10'9 x 5'7 (3.28m x 1.70m)

Laminate flooring, coving, high level window to living room.



Bathroom

6'1 x 5'4 (1.85m x 1.63m)

Three piece suite, shower, wash hand basin, W.C.
tiled floor, tiled walls, extractor, spots, heated towel
rail.



Externally

Entrance gates, communal parking area, main
entrance hall with post boxes.



Services

We are advised all services are mains.

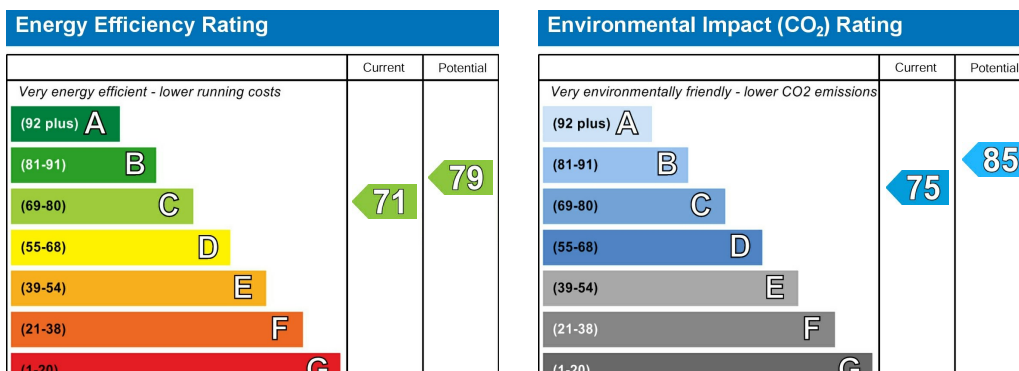
Leasehold

Ground rent £33.50 every six months.

Buildings Insurance £151.16 annually.

Management Fee of £83.22 per month.

Full details available at request. Please note these amounts can be subject
to change in future.



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.