

## 33 Pentre Doc Y Gogledd, Llanelli, Carmarthenshire, SA15 2JW



**Asking price £179,995**



Semi-detached three storey townhouse offering 4/5 bedrooms in this coastal development on the beach in Llanelli, the development is made up of 216 apartments and 42 houses, and you can enjoy the beach, coastal path, restaurant, ice cream parlour and park, water sports in the dock all add to the appeal. The property is on a 125 year lease, paying currently £125 per annum ground rent and £31 management fee per month for roads and green areas etc. No onward buying chain. Integral garage and driveway parking, enclosed rear garden, offers multiple room uses.

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**RICS**



**naea | propertymark**

**PROTECTED**

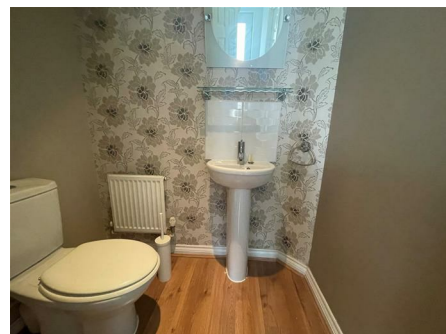
## Entrance Hall

Radiator, stairs to first floor, laminate flooring, storage cupboard.

## Downstairs W.C.

5'3 x 3'7 (1.60m x 1.09m)

W.C. wash hand basin, radiator, spotlights, partial sloping ceiling.



## Kitchen Living Room

21'6(8'9) x 13'8(7'3) I shape (6.55m(2.67m) x 4.17m(2.21m) I shape)

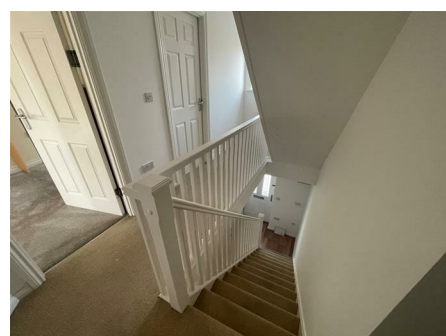
Split into kitchen to front and living room leading into garden. Window to front, sliding doors to rear, range of base and wall units, worktop housing sink, integrated dishwasher, built in oven, gas hob, extractor over, space for washing machine, space for fridge freezer, radiator, spotlights, new carpet to living room area, laminate to kitchen.



## FIRST FLOOR

### Landing

Window to side, carpet to stairs and landing.



## Bedroom 2

15'2 x 7'9 (4.62m x 2.36m)

Window to front and rear, two radiators, loft access, carpet.



## Bedroom 1

13'4 x 7'7 (4.06m x 2.31m)

Patio doors to Juliette balcony, radiator, carpet.



## En-Suite

Window to rear, wash hand basin, w.c. shower, vinyl flooring, radiator, part tiled, spotlights.



## Bedroom 5/Study

8'2 x 7'6 (2.49m x 2.29m)

Window to front, views, radiator.



## Second Floor Landing



## Bedroom 4

9'10 x 7'3 (3.00m x 2.21m)

Window to rear, carpet, radiator.



## Bedroom 3

11'7 x 10'6 (3.53m x 3.20m)

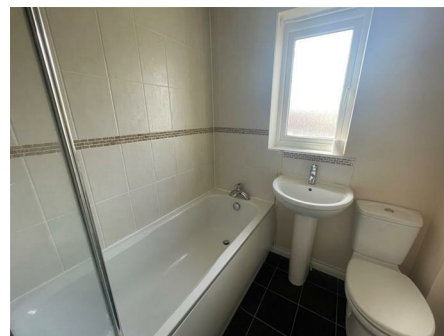
Twin windows to front, radiator, loft access, storage cupboard, carpet.



## Bathroom

6'4 x 5'7 (1.93m x 1.70m)

Window to rear, w.c., wash hand basin, bath with shower over, vinyl flooring, radiator, part tiled, spotlights.



## Externally

Lawn to front garden area, side driveway 1/2 cars, leading to garage. Rear enclosed garden laid largely to lawn, patio and side access gate.

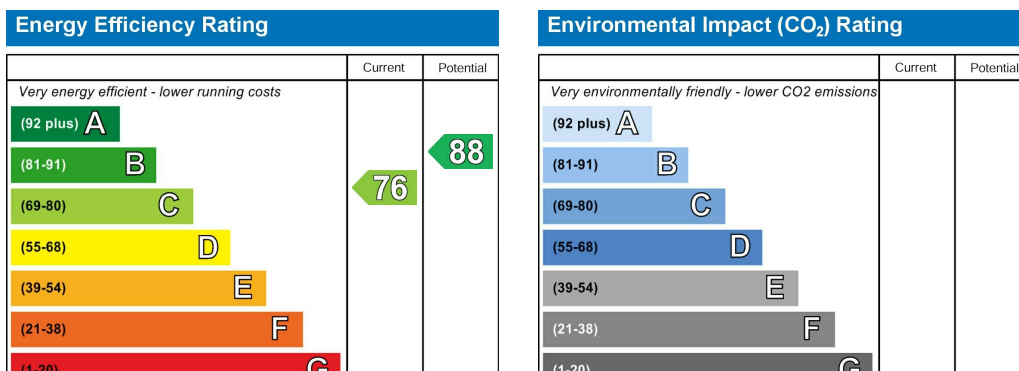


## Services

Advised all mains. Wide angled lens has been used on occasion to enhance the room visibility.

## Leasehold details

Please contact office for further information.



**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.