

## 20 Cwrt Westfa, Pentre Doc Y Gogledd, Llanelli, Carmarthenshire, SA15 2LX



**Offers in the region of £109,995**



First floor apartment facing the dock views, great for local walks on the sea front, local eatery, parking permits for parking bay.

The property is in excellent condition, no onward buying chain so ready to go. Has been a home for many years. Living space offers two good size bedrooms, modern bathroom, open plan kitchen living room, doors lead onto the balcony with the views across the dock. Coastal development popular as holiday lets, renting investment, home purchase. 125 year lease from 2005. Leasehold details on request. Electric heating. Cash buyers only. Very well looked after as a home.

Lease details on request. EPC: B Square Metres: 60 Council Tax Band: D

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## Communal Hallway

Stairwell, meter cupboard, wall mounted electric heaters, we have been informed the stairwell is under going refurbishment very soon, new carpets and decor.

## Apartment Hallway

Wall mounted consumer unit, electric wall heater, cupboard housing tank.



## Living Room Kitchen

19'8 x 14'0 (5.99m x 4.27m)

Sliding doors to ground floor balcony looking over the lake, floor is carpet and vinyl, wall mounted heater, window looking over the lake. Kitchen, worktop housing sink, built in oven, electric hob, extractor hood, space for fridge freezer, built in washing machine, built in dishwasher.



## Bedroom 1

12'4 x 10'4 (3.76m x 3.15m)

Window to front, wall mounted heater.



## Bedroom 2

11'3 x 10'9 (3.43m x 3.28m)

Window to front, wall mounted heater.



## **Bathroom**

Shower bath with glazed screen, vanity housed wash hand basin, hidden cistern, W.C., mirrored wall, part tiled walls, heated towel rail.



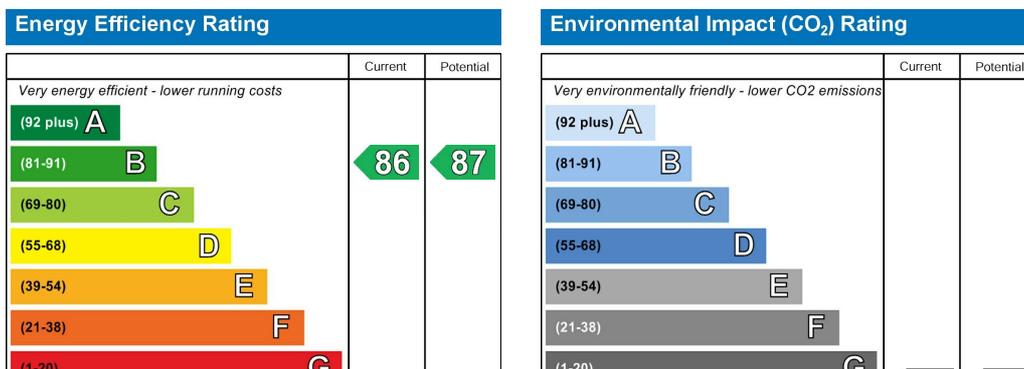
## **Externally**

Permit holder parking available, one allocated parking bay with apartment. Bin area, communal grounds, access to beach.



## **Services**

All services are mains, no gas present, electric heating. Please note wide angled lense 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**

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