

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



Offers in the region of £59,995



One of the larger style one bedroom apartments in this development. The bedroom fits a double bed with ease and is closed off from the living space, hallway and bathroom. Parking in the communal parking area, communal gardens surround you, no onward buying chain to delay matters, excellent rental investment or affordable buy your own.

The accommodation is well presented. new cooker, new decor. No steps to access this one as you enter the main entrance hallway for the building and remain on that level until you reach the apartment door. Leasehold, details on request. 125 years, 106 years remaining. Pet allowed with consent.

Council Tax Band: A Square Metres: 41m2 EPC: C

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RICS



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PROTECTED

Communal Hallway

Post box, buzzer system.

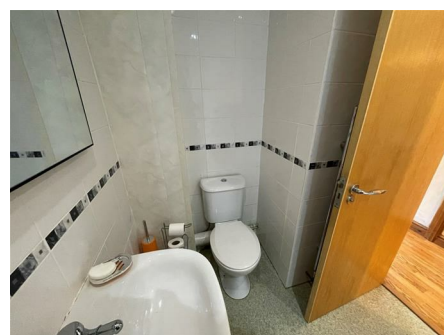
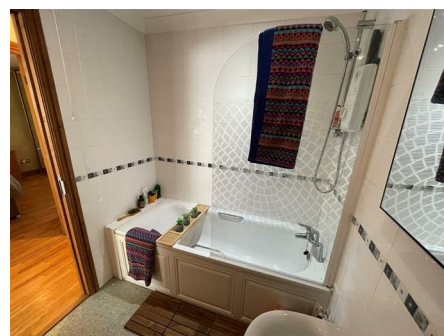
Apartment Hallway

L shape, laminate flooring, radiator, consumer unit, entry phone.



Bathroom

Bath, shower over, wash hand basin, wc, extractor fan, part tiled walls, vinyl flooring.



Main Living Dining Kitchen

20'5 x 10'5 (6.22m x 3.18m)

Two windows to rear, laminate flooring, base and wall units in kitchen area, worktop housing sink, hob, oven built in, extractor, space for fridge freezer, space for washing machine.



Bedroom

11'3 x 10'4 (3.43m x 3.15m)

Radiator, laminate flooring, radiator, window.



Externally

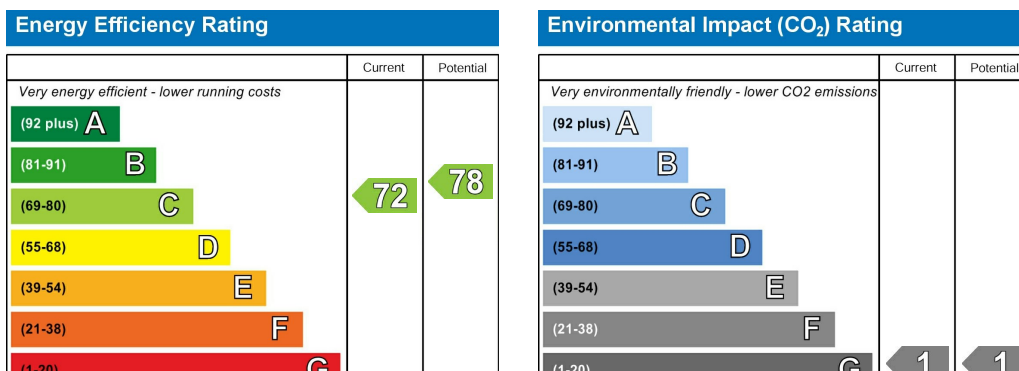
Communal gardens, gated communal parking.

Services

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

Lease details

125 year lease, 106 years to run from 2024, approximately £220 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.