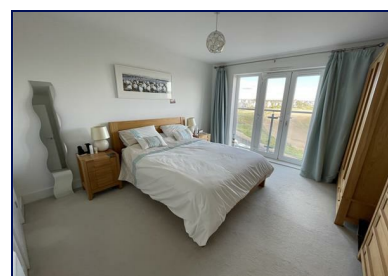


7 Maliphant Bwlchygwynt, Llanelli, SA15 2GD



Asking price £225,000



The pictures speak for themselves with some 'stop you in your tracks' views. Viewing is recommended to appreciate the location of this third floor, two bedroom apartment. Well presented throughout, with the benefit of open plan living area, balcony, two bathrooms and allocated parking space. Situated close to the Beach, Cycle Path and Machynys Golf Club and Spa, there's the potential to make the most of outdoor living whilst having the convenience of all local amenities nearby. No onward Chain.

EPC - B, Square Metres - 73, Council Tax - D

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RICS



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PROTECTED

Accommodation Provides:

Entrance Hall:

With laminate flooring, airing cupboard, radiator, smoke alarm.



Open Plan Kitchen Lounge Diner:

25'8" x 15'8" (7.83m x 4.8m)

Fitted with base and wall units with complimentary work surfaces, one and a half bowl stainless steel sink unit, integrated electric oven with grill, gas hob with extractor above, plumbing for washing machine, space for fridge freezer, laminate floor, 2 radiators, 2 windows to front, french doors to front, smooth ceiling with spotlights and smoke alarm, doors out to decked balcony with glass balustrade.



Bedroom 1:

13'2" x 12'7" (4.02m x 3.86m)

Window to front, radiator, smooth ceiling, uPVC double glazed french doors to juliet balcony, door to



En-Suite:

With w.c. and wash hand basin, built in shower, part tiled walls, laminate floor, heated towel rail, smooth ceiling.



Bedroom 2:

15'3" x 13'2" (4.66m x 4.02m)

Window to front, radiator, smooth ceiling.



Bathroom:

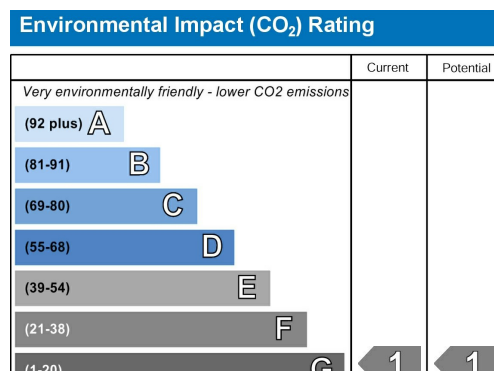
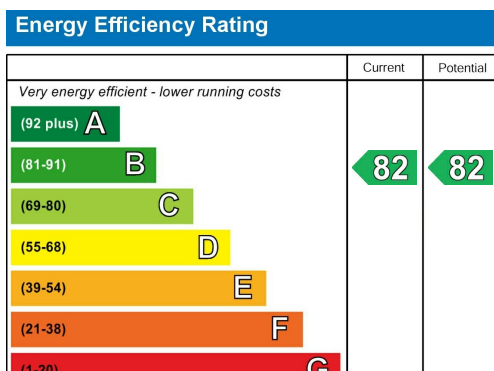
With w.c. and wash hand basin, tiled bath with shower over and screen, tiles walls, laminate floor, heated towel rail, smooth ceiling with spotlights.

**Externally:**

1 parking space.

**Services:**

Mains water gas electricity and drainage.



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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