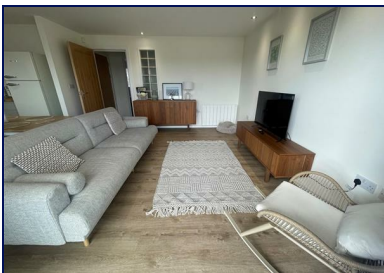


## 19 Cwrt Naiad, Llanelli, Carmarthenshire, SA15 2LD



**Asking price £105,000**



Ground floor corner apartment undergone complete refurbishment, new shower room, new kitchen, new decor, new flooring, facing the dock views, great for local walks on the sea front, local eatery, parking permits for parking bay, right next to the apartment. CASH Buyers Only Please.

The property is in excellent condition, no onward buying chain so ready to go. Living space offers two good size bedrooms, stylish shower room, open plan kitchen living room, doors lead onto the ground floor balcony. Coastal development popular as investment, home purchase. 125 year lease from 2005. Leasehold details on request. Electric heating, app controlled.

Leasehold further details on request.

EPC; C Square Metres: TBC Council Tax Band: D

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**RICS**



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PROTECTED

## Communal Hallway

Stairwell, meter cupboard, wall mounted electric heaters.

## Apartment Hallway

New electric app controlled wall mounted heater, wall mounted consumer unit, feature glass brick, 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 commercial quality vinyl, new electric app controlled wall mounted heater, window looking over the lake. New kitchen, worktop housing Belfast 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, new electric wall mounted heater.  
Carpets.



## Bedroom 2

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

Window to front, new electric app controlled wall  
mounted heater, carpets.



## Bathroom

Newly fitted shower, vanity housed wash hand basin, W.C., respatex to walls, heated towel rail, window to side.



## Externally

Permit holder parking available, one allocated parking bay with apartment. Bin area, communal grounds, access to beach. Parking space is marked and located where Audi is in the picture.



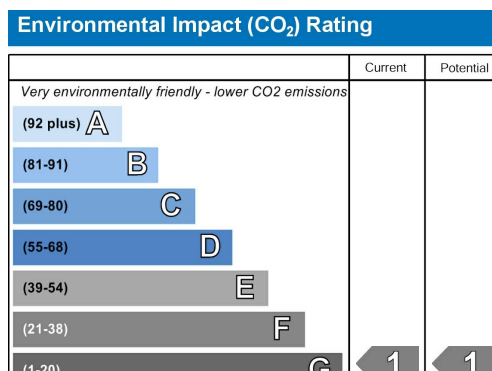
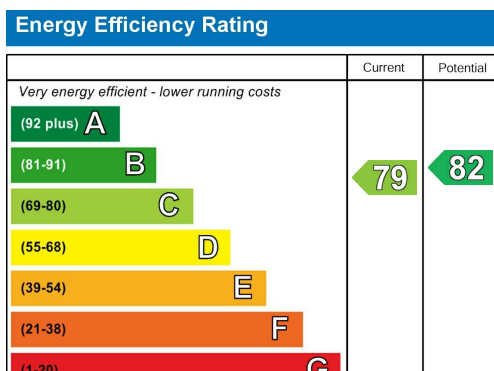
## Services

All services are mains, no gas, electric heating. Please note wide angled lens has been used on occasion.

Council Tax Band - D

EPC - C79





**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.