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**CWRT MARY WELCH, LLANELLI, SA15 2LQ**  
**£125,000**



**\*\*IDEAL HOLIDAY HOME / INVESTMENT PROPERTY WITH COASTAL VIEWS\*\***

This well presented sea facing, Second Floor Apartment is situated on the Coastal Millennium Quay Development, perfectly positioned for exploring the Coastline along the Coastal Path, within walking distance of "Sosban" a popular, multi award winning restaurant and within a short drive of Machynys Golf Course. The apartment within briefly comprises: Hallway, Open Plan Kitchen/Dining/Living Room with Balcony overlooking the Coastline, Bathroom and Two double Bedrooms. The property also benefits from Allocated Parking. **VIEWING IS AN ABSOLUTE MUST TO APPRECIATE THE LOCATION.**

**ENTRANCE**

Communal entrance door into communal area with stairs to all floors, wooden entrance door into apartment.

**HALLWAY**

Skimmed ceiling with inset LED spotlights, smoke detector, wall mounted heater, door into storage/airing cupboard with shelving housing water tank, a glass block feature panel into living room.

**BEDROOM ONE 5.820m x 3.322m (19'1" x 10'11")**

Skimmed ceiling with inset LED spotlights, uPVC double glazed patio doors opening onto Juliette balcony, television aerial point, wall mounted electric heater.

**BEDROOM TWO 3.457m x 3.324m (11'4" x 10'11")**

Skimmed ceiling, inset LED spotlights uPVC double glazed window to rear, wall mounted electric heater.

**BATHROOM**

Skimmed ceiling with inset LED spotlights, extractor fan, wall mounted heated towel rail, vinyl flooring, shaving point, fitted with a three piece suite comprising: WC, pedestal wash hand basin set into storage unit with mirrored WALL splash back and "P" shaped bath with glass shower screen and overhead shower, part tiled walls.

**OPEN PLAN KITCHEN/DINING/LIVING ROOM 6.051m x 4.269m (19'10" x 14'0")**

Skimmed ceiling with inset LED spotlights, uPVC double glazed window with coastal view, uPVC double glazed sliding doors onto decked balcony with glass surround overlooking the coast, vinyl flooring, in the kitchen area which is fitted with a range of wall, base and display units with under unit lighting and work surface over, circular stainless steel sink and circular drainer with mixer tap, built in electric oven with a four ring induction hob stainless steel splash back and stainless steel chimney hood over, integral dishwasher, plumbing for washing machine, space for fridge freezer, space for table and chairs, wall mounted electric storage heater.

**EXTERNAL**

Allocated parking space, visitors parking, communal refuse storage, external mail box, intercom system.

**DIRECTIONS**

From our office on Murray St at the lights with Vista Lounge on your right, continue straight through onto Queen Victoria Road. At the third mini roundabout take the first left and at the next roundabout take the third exit entering the Millennium Quay development, over the bridge take the second left, then at the junction turn right and then left and the apartments will be found in front of you.

**TENURE: Leasehold**

Term: 125 years from 2005. Ground rent: £150 per annum.

Maintenance charge: £1,480 per annum

**COUNCIL TAX: D**

**EPC RATING: C**

**VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01554 784 400**