



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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