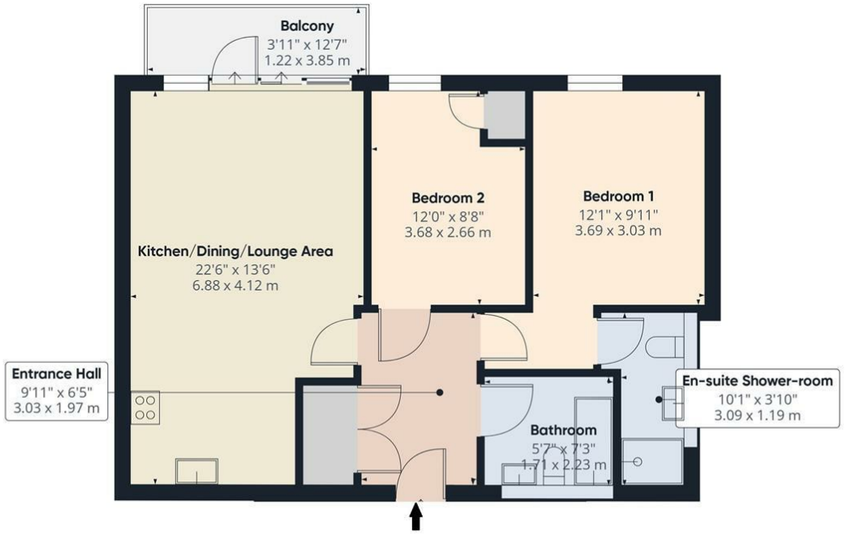


Approximate total area[1]

889 ft²

82.7 m²

Balconies and terraces

48 ft²

4.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold- 125 years from 01/01/2013.
SERVICES: Mains water, gas, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'- £2,232 p/a.

WHAT3WORDS///forecast.nimbly.passports

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take-on JHL/SC/0526/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

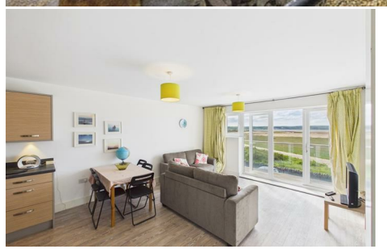
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

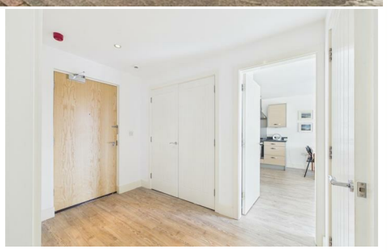
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



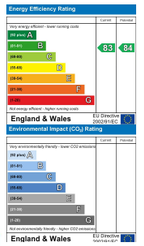






Flat 5, Wellfield Bwlch Y Gwynt, Llanelli, Carmarthenshire, SA15 2GA

- First Floor Apartment With Panoramic Sea Views
- Open-plan Lounge/Kitchen/Diner With Balcony
- Gas Central Heating System
- Chain-free
- Leasehold- 125 Years from 2013
- Two Double Bedrooms
- Well-presented Throughout
- Allocated Parking Space
- Coastal Location With Stunning Views!
- EPC RATING B. COUNCIL TAX BAND D.



£190,000

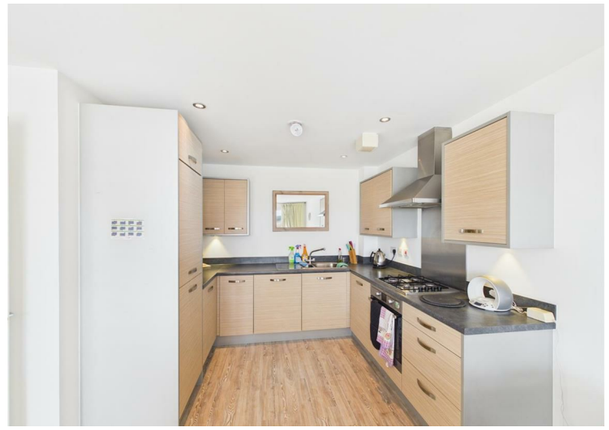
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

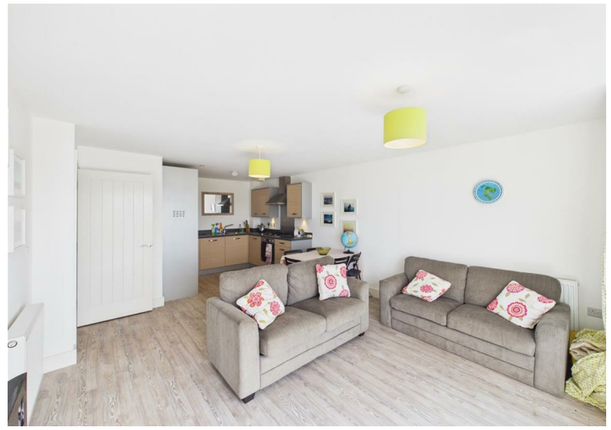
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile



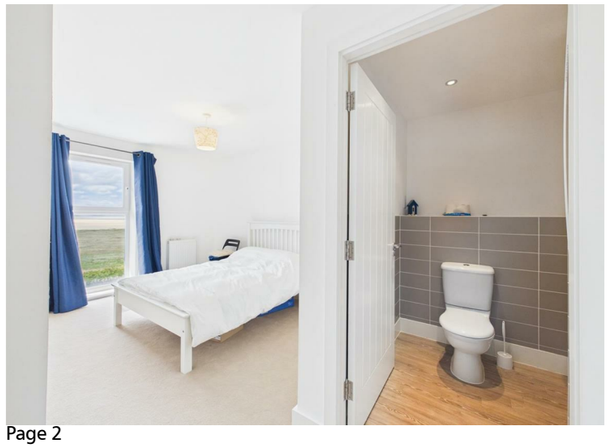


















Would you like to wake up to this view every day? I know I would! Chain-free with an added bonus of having mains Gas. We here at West Wales Properties are excited to show off to all lucky purchasers this two-double-bedroom, first floor apartment situated on the sea-front of the Bwlych Y Gwynt estate with stunning panoramic coastal view! For those wishing to keep fit by walking, jogging and cycling, the Millennium Coastal Path to Loughor, Gower and Burry Port is literally only metres away from the property. Call us today on 01554 759655. EPC RATING B. COUNCIL TAX BAND D.

Accommodation comprises a communal hallway leading to the apartment,. Entrance hall, storage cupboard, bathroom, two double bedrooms both with views and the master has an en-suite shower room, an open-plan lounge/diner/kitchen with a balcony that gives the most impressive panoramic views of the coastline and beach, and an allocated parking space.

Llanelli in Carmarthenshire is on the Loughor estuary on the South Wales coast. Recent years have seen the docks and landscape around the town regenerated as part of the Millennium Coastal Park project. Llanelli is known for the wildlife havens of the National Wetlands Centre and Sandy Water Park, Millennium Quays and the Discovery Centre, the Machynys championship golf course, and the Festival Fields.

..AGENTS VIEWING NOTES

*** KEY INFORMATION ***Traditionally built apartment block. First-floor flat. Mains water, gas, electricity and sewerage are connected. Leasehold - 125-year lease commenced 01/01/13 (lease on file), and is available on request. A service charge of £662.42 p/a paid to Remus. Ground rent charge of £400.00 p/a. The ground rent increases through the term of the lease of £200 every 10 years. A copy of the lease can be supplied with details of the increases. Covenants, rights and proviso's are listed on the lease. Council tax band D-£2,232. Allocated parking space.. No lift in the apartment block. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability- all network networks have variable mobile phone coverage. From the information currently available to the Coal Authority, a mining report is recommended for this property. WHAT3WORDS:///sliding.prime.rationed

FIRST FLOOR

ENTRANCE HALL

BOILER/STORAGE CUPBOARD

BATHROOM

OPEN-PLAN LOUNGE/DINER/KITCHEN

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.