Flat 8, Wellfield Bwlchygwynt, Llanelli, SA15 2GA



PCM £899 PCM







Two bedroomed apartment located on the popular Bwlchygwynt Development, with enviable views overlooking the bay, with Millennium Coastal path on your doorstep. Comprises entrance hall, open plan lounge/kitchen dining area, master bedroom with en-suite, 2nd bedroom and bathroom. Balcony with sea views. Communal bike shed and off road parking. EPC Rating - B , Council Tax- D. Deposit £899

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RICS
naea | propertymark PROTECTED

Entrance Hallway

LVT flooring, storage cupboard, smooth ceiling, smoke alarm, intercom camera system.





Open Plan Lounge Kitchen/Diner

22'6" x 9'4" (13'5" max) (6.86 x 2.85 (4.11 max))

Fitted with a range of base & wall units with complimentary worksurface over, 1 1/2 stainless steel sink unit, built in electric oven, grill & 4 ring gas hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, LVT flooring, two radiators, smooth ceiling, two uPVC double glazed windows to front, uPVC double glazed French doors to decked balcony with glass balustrade.











Bedroom 1
12'0" x 9'8" (3.67 x 2.97)
Smooth ceiling, radiator, uPVC double glazed window to front.



En-suite
Fitted with a three piece suite comprising of pedestal wash hand basin, low level W.C. and shower cubicle, partly tiled walls, heated towel rail, extractor fan, smooth ceiling



Bedroom 2
12'0" x 8'8" (3.68 x 2.66)
Smooth ceiling, radiator, uPVC double glazed window to front, LVT flooring, cupboard housing wall mounted gas central heating boiler.



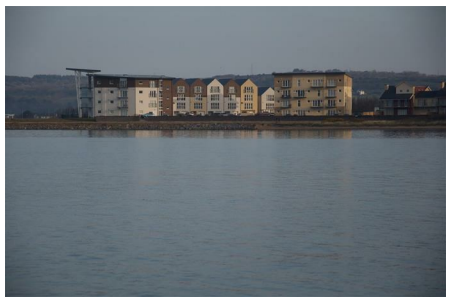


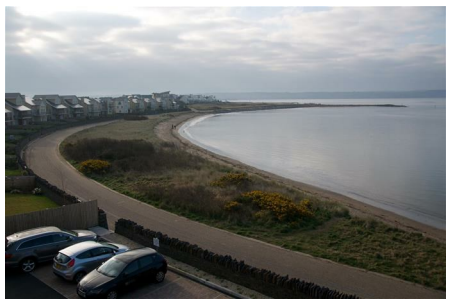
Bathroom
Fitted with a three piece suite comprising of pedestal wash hand basin, low level W.C. and panelled bath, partly tiled walls, heated towel rail, extractor fan, smooth ceiling.



External
Parking space and overflow parking available, communal bike storage room



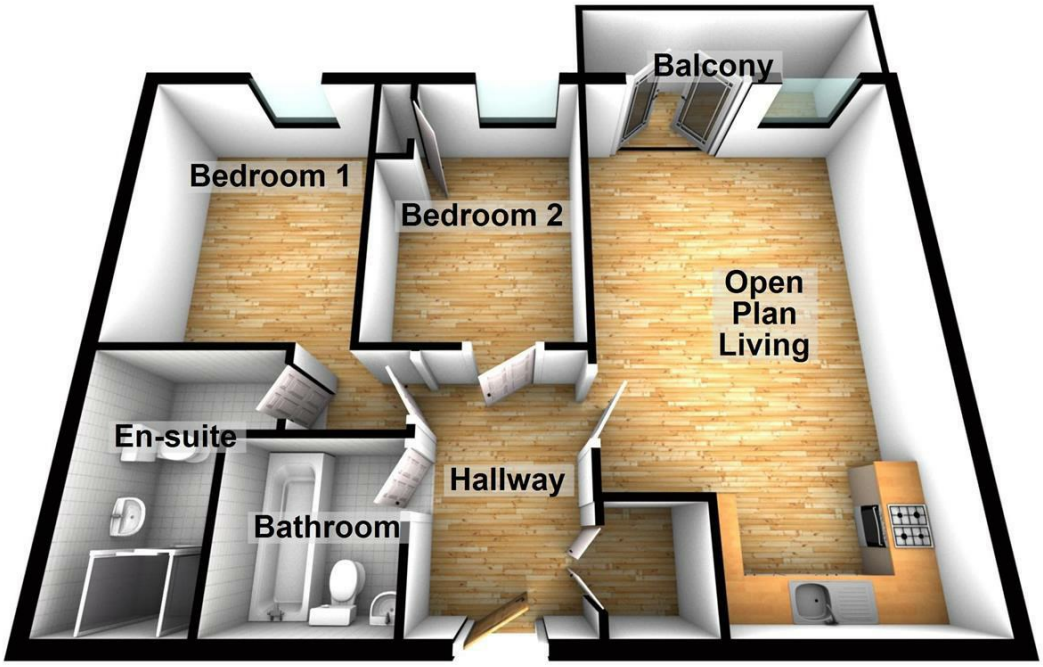


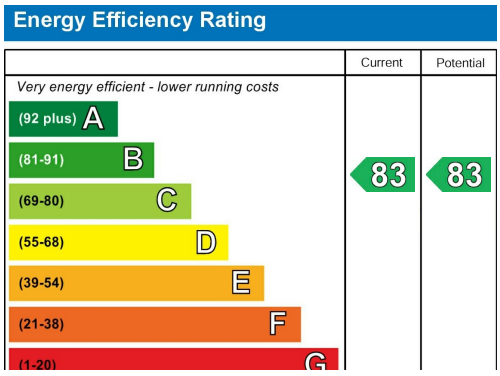


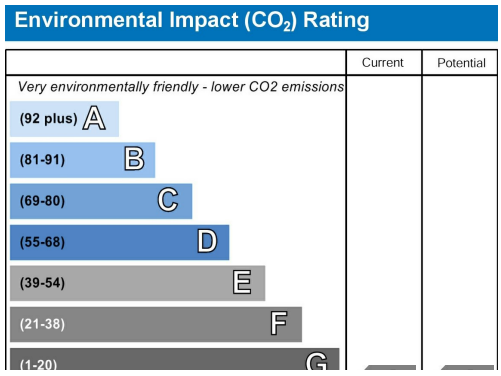


Services
mains gas, electric, water & drainage.

Ground Floor







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.