



## Cwrt Myrddin, Pentre Doc Y Gogledd, offers over £130,000

- Two Bedrooms
- No On Going Chain
- Beachfront Location
- Parking
- Open Plan Living
- EPC Rating: C



 2  1  1



## About the property

This fantastic ground floor apartment comprises of two double bedrooms, a bathroom, and an open plan living/dining and kitchen space, and overlooks Llanelli Beach and the Millennium Coastal Path. The apartment is ideally situated for the beachfront, walks along the coast and Llanelli town centre. We believe this property would be an excellent first time home, a retirement/holiday home or alternatively a buy to let investment opportunity. The accommodation briefly comprises entrance hall, open plan lounge/dining/kitchen space, two good sized bedrooms and a bathroom. The home also features an allocated car parking space.

## Accommodation

### Ground Floor

#### Communal Entrance

#### Entrance Hall

Door to enter, Fitted carpet, Doors to living space, 2 bedrooms, Bathroom and storage housing the water tank.

#### Living Space

13' 11" x 20' 8" Max ( 4.24m x 6.30m Max )

Double glazed sliding door to sit out balcony, Fitted carpet, Opening to kitchen

#### Kitchen

Double glazed window, Vinyl flooring, Matching eye-level and base units with worktop over, Stainless steel sink with mixer tap, Intergrated oven, hob with hood over, Space for washing machine and fridge/freezer.



### **Bedroom 1**

10' 11" Max x 15' 5" Max ( 3.33m Max x 4.70m Max )

Double glazed sliding door to balcony with sea views, Fitted carpet.

### **Bedroom 2**

14' Max x 11' 5" Max ( 4.27m Max x 3.48m Max )

Double glazed window, Fitted carpet.

### **Bathroom**

Vinyl flooring, Part tiled walls, WC, Wash hand basin with hot and cold tap, Bathtub with shower over.

### **Outside**

Allocated parking space.

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## Floorplan



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