



Flat 5 Bryntirion, Llanelli, SA15 3QD

£120,000

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Davies
CRADDOCK

We are pleased to present for sale this great opportunity to purchase this two bedroom second floor apartment in the convenient location of Bryntirion, Llanelli.

Set within good links between both Llanelli town center and Trostre retail park the property briefly comprises : entrance hall , open plan living and kitchen space, family bathroom , two bedrooms with the master being ensuite.

Externally the property comes with allocated parking and secure intercom system, bike shed and bin store.

The property and faculties have been well maintained making the property and ideal first home or buy to let opportunity.

Spacious and with ample storage throughout viewing is essential to appreciate all that the property has to offer.

We also note that that the block of flats is managed by an RTM company and that maintenance charges as a consequence is only £800 per annum compared to around £2000 as standard.





Entrance Hall

Plastered walls and ceiling, storage cupboard housing electric meter, intercom system, airing cupboard with double doors, doors to:

Open Plan Lounge With Kitchen

21'2 x 13'7 approx (6.45m x 4.14m approx)

uPVC window to front, uPVC window to side, plastered walls and ceiling, a range of wall and base units with complimentary work surfaces, stainless steel sink with mixer tap, integrated oven hob, hood, space for fridge freezer, and washing machine.

Bathroom

7'1 x 6'8 (2.16m x 2.03m)

WC, pedestal sink, bath with screen, towel heater, half tiled walls and splashback, extractors fan.

Bedroom One

11'5 x 12'7 approx (3.48m x 3.84m approx)

uPVC window to side, plastered walls and ceiling, fitted double wardrobe.

Ensuite

6'1 x 6'2 (1.85m x 1.88m)

WC, shower cubicle, pedestal sink, shaving point, towel heater, extractor fan.

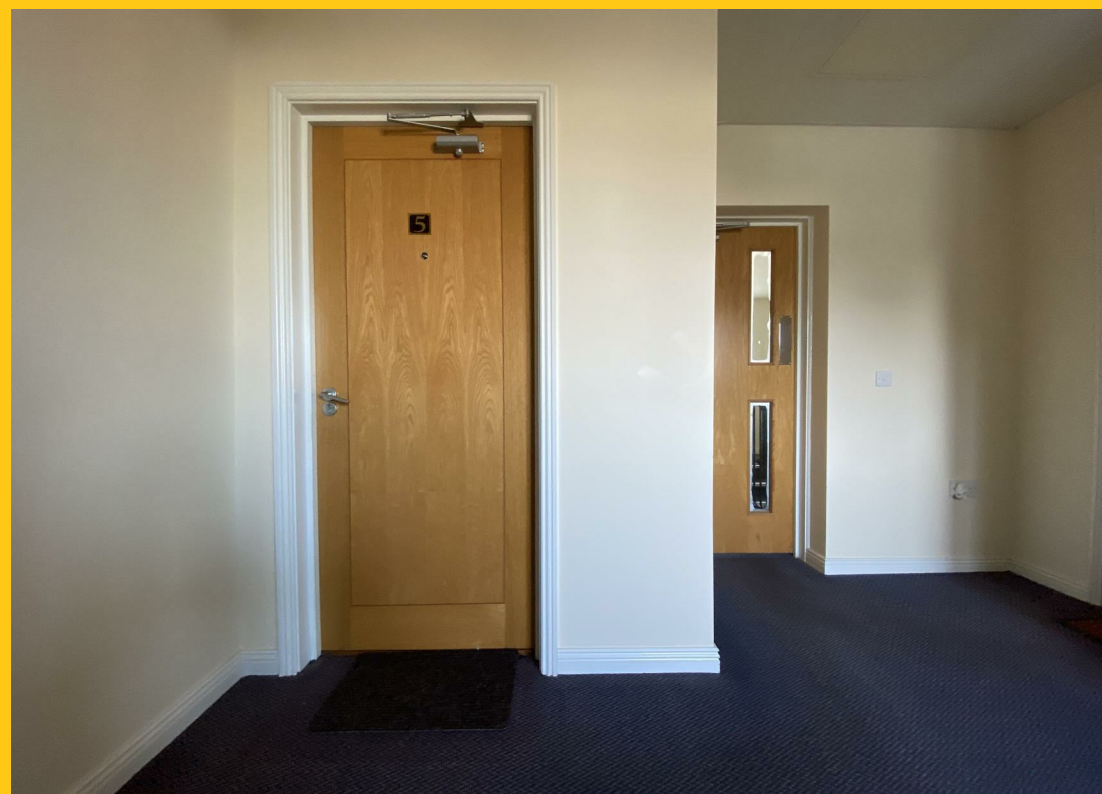
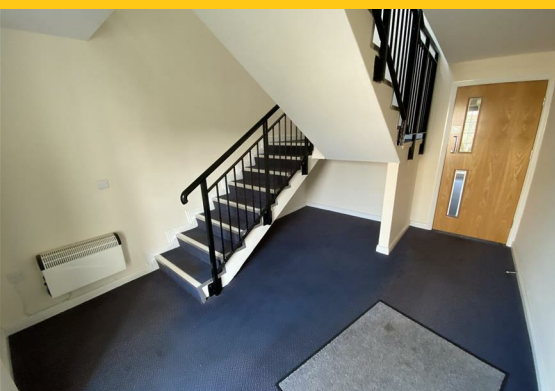
Bedroom Two

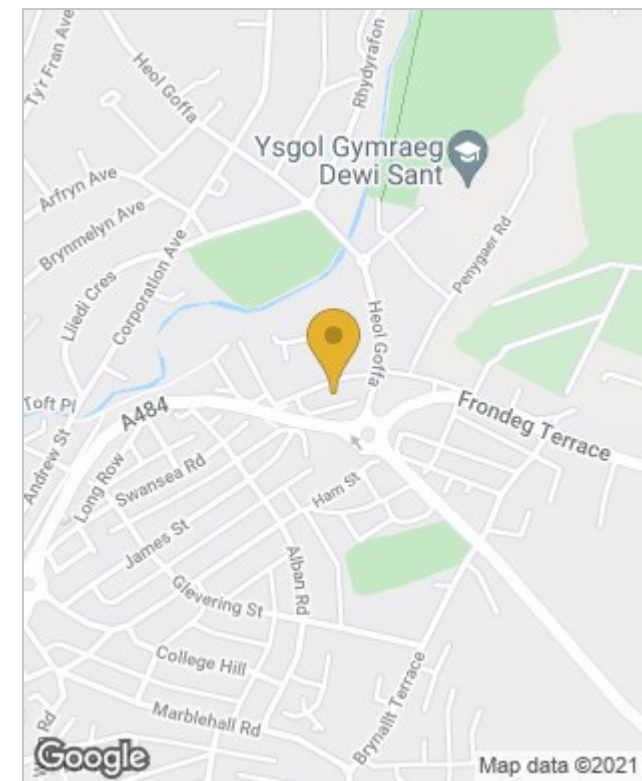
14'2 x 7'3 approx (4.32m x 2.21m approx)


uPVC window to front, electric heater, plastered walls and ceiling.

Externally

Allocated parking set in landscaped grounds.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 778899

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