



Queens Lofts  
Princess Street  
Llanelli  
Carmarthenshire  
SA15 2TW

Offers In Excess Of £123,000

bettermove 



# Princess Street

## Llanelli

Bettermove are proud to present this 2 bedroom first floor flat in Llanelli. This property is available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has secure allocated parking available with lift access to all floors.

The council tax band is C.

This is a leasehold property with 125 years remaining on the lease from 2006; the service charge is £159 per month and the ground rent is £0 as this flat has a share of the buildings freehold.

The interior of this beautifully presented property comprises a spacious open plan kitchen and living area, two bedrooms and bathroom. This flat is just walking distance from coastal paths.

Located in the popular town of Llanelli, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the M4, Llanelli train station and many local bus routes.

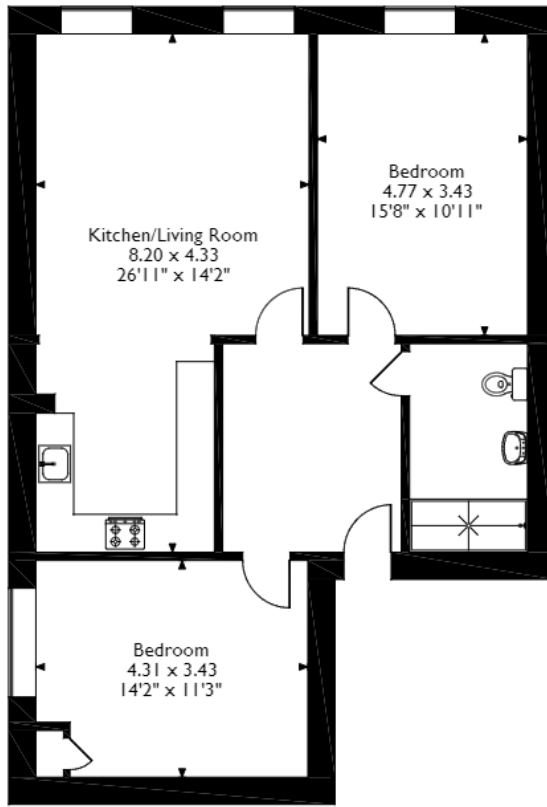
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



Queens Lofts, Princess Street, Llanelli  
 Approximate Gross Internal Area  
 79 Sq M/850 Sq Ft

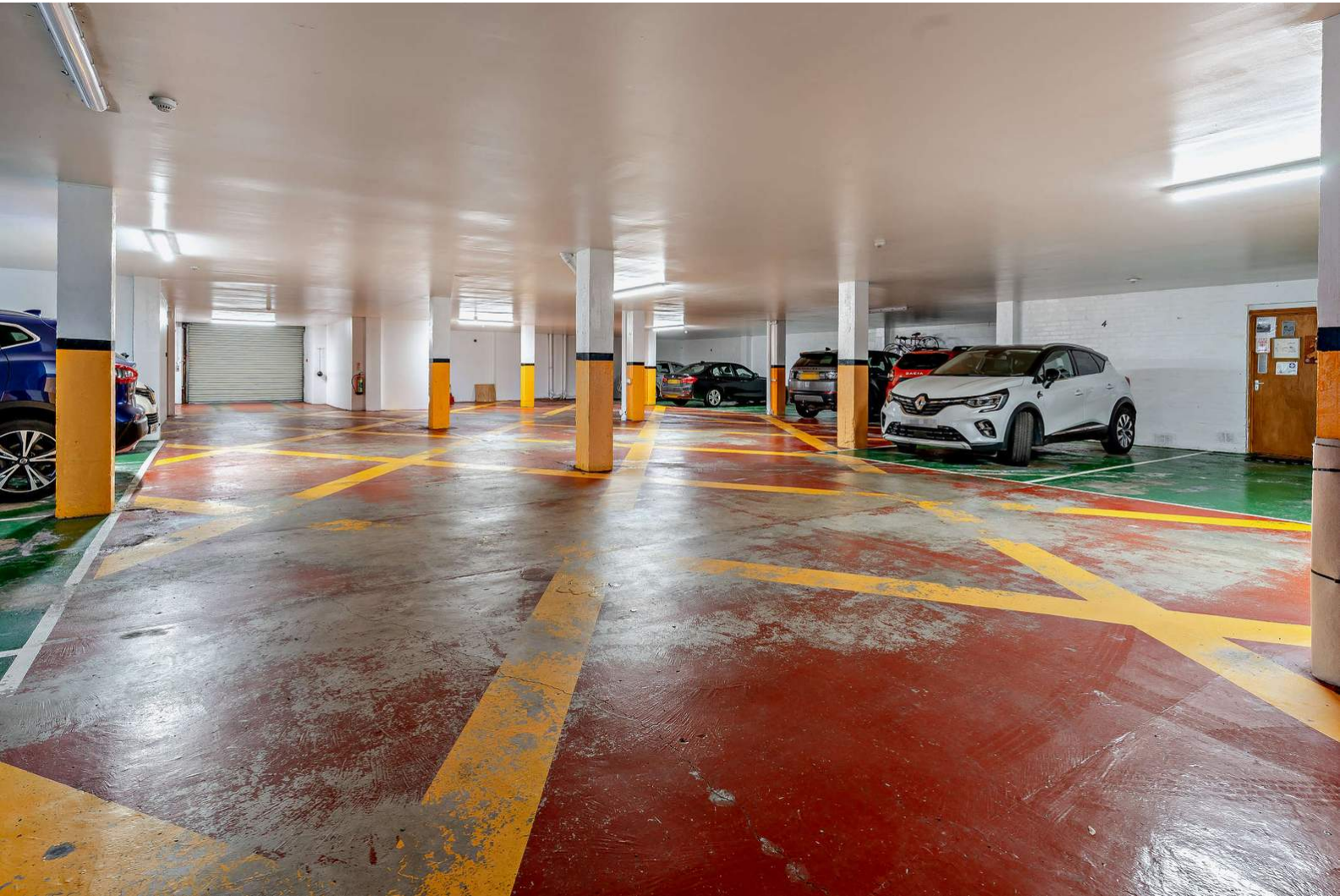


**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





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