



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 Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'C'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on RLM/SC/0723/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.

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

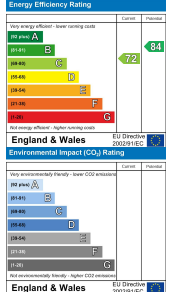


85 Bryn Road, Seaside, Llanelli, Carmarthenshire, SA15 2LW

- Mid-terrace Property
- Upstairs Shower Room & Downstairs Bathroom
- Renovated Throughout with Modern Finish
- Chain-free!
- Close to the Beach & Local Amenities
- Three Bedrooms
- Spacious Lounge/Diner
- Well-presented
- Viewing Highly Recommended
- EPC RATING C

£175,000

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The Agent that goes the Extra Mile





Situated in a well-established street within walking distance to the town centre, local schools, amenities, and not forgetting the ever-popular beach and docks, we have this spacious, three bedroom, mid- terraced property for sale. Fully renovated to a high standard and offering a modern, contemporary finish, This property benefits from a downstairs bathroom room and upstairs shower room, which many purchasers consider a must. Call today on 01554 759655 to see what's behind the door of 85 Bryn Road. EPC RATING C.

Accommodation comprises Vestibule, spacious lounge/diner, modern kitchen, utility room, downstairs bathroom, upstairs shower room and three bedrooms. Externally, an enclosed low-maintenance frontage and to the rear a low-maintenance enclosed patio garden, garage and secure gated pedestrian access to a rear lane.

Llanelli in Carmarthenshire sits on the Loughor estuary on the South Wales coast. Recent years have seen a regeneration of the docks and landscape around the town 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.



VESTIBULE

3'10" x 3'10" (1.19 x 1.19)

LOUNGE/DINER

24'10" (max) x 14'11" (max) (7.58 (max) x 4.57 (max))

KITCHEN

13'5" (max) x 9'8" (max) (4.11 (max) x 2.95 (max))

UTILITY ROOM

3'6" x 4'1" (1.08 x 1.27)

BATHROOM

8'0" x 9'5" (2.46 x 2.88)

STORAGE/BOILER ROOM

3'6" x 2'6" (1.07 x 0.77)

FIRST FLOOR-LANDING

SHOWER ROOM

4'6" x 6'8" (1.39 x 2.04)

BEDROOM 1

10'7" x 15'2" (3.25 x 4.64)

BEDROOM 2

10'4" x 9'2" (3.16 x 2.80)

BEDROOM 3

8'6" x 9'10" (2.61 x 3.01)

GARAGE

18'7" x 13'4" (5.67 x 4.08)



DIRECTIONS

At our office head towards the traffic lights on Station Road taking the left hand lane going straight across going onto "Queen Victoria Road". At the first mini-roundabout go straight over and continue up the road, at the second mini-roundabout take the first turning off and immediately on the next mini roundabout take the second turning onto "Cambrian Street". As you go up and over the bridge take the first left signposted "Bryn Road", follow the road along and the property is situated on the right, number 85.

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