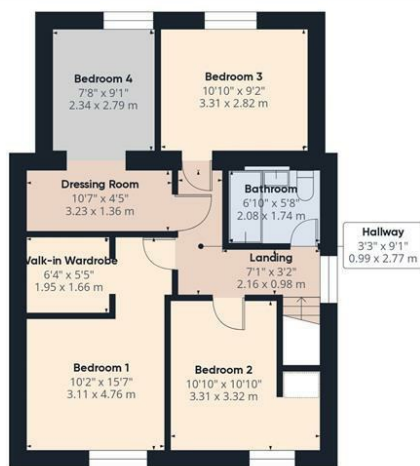




Floor 1



Floor 2



Approximate total area⁽¹⁾
1292.65 ft²
120.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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: Mains electric, water, gas and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'A'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on JHL/SC/0225/OK

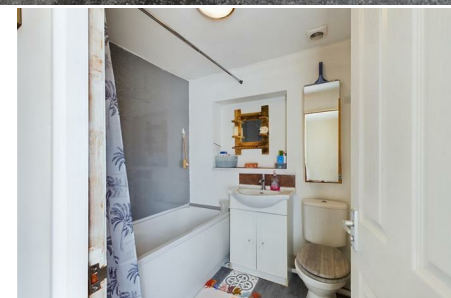
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

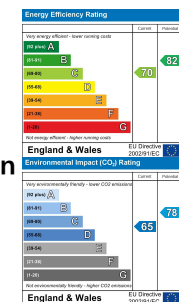


18 Bryn Rhos, Pemberton, Llanelli, Carmarthenshire, SA14 8RB

- Traditional, Ex-local Authority, Semi-detached Property
- Two Bedrooms & Two Additional Bedrooms (not been signed off)
- Extended Family Home
- Driveway & Garage
- EPC RATING C. COUNCIL TAX BAND A.
- Two Reception Rooms
- Downstairs Cloakroom & Upstairs Bathroom
- South-facing Rear Enclosed Good-sized Garden
- Cul-de-sac Location

£155,000

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

The Agent that goes the Extra Mile





Situated in a quiet cul-de-sac on an established housing estate on the outskirts of Llanelli town is this two bedroom, semi-detached property. It has been extended to accommodate an extra reception room and two more bedrooms (not been signed off) and still has a generous-sized garden to enjoy. This is a good example of a family property that offers quite a lot for the lucky buyers. Call today on 01554 759644 to arrange your viewing. EPC RATING C. COUNCIL TAX BAND A.

Accommodation comprises: Hallway, kitchen/diner, lounge, sitting room/diner, rear hallway, cloakroom, utility room, landing, family bathroom and four bedrooms- the master bedroom has a walk-in wardrobe and bedroom four has a dressing room area. To the frontage, open-aspect with a driveway leading to a garage and secure access into the rear garden. The rear garden is a perfect size and mainly consists of lawn, decked area and another small bit of garden separated off, which needs attention.

Llanelli in Carmarthenshire is on the Loughor estuary on the South Wales coast. In recent years, the docks and landscape around the town have been regenerated 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.

..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built, ex-local authority property which has been extended but has not been signed off by building control. Mains water, electric, sewerage, and gas are connected. The garage door is broken, but you can get in from the door at the rear. According to Ofcom, the following information is available for this location: Broadband availability—up to Ultrafast (10000 Mbps); Mobile availability—Mobile phone coverage- full coverage for O2, limited coverage for EE, Three and Vodafone. The information currently available to the Coal Authority recommends a mining report for this property. There are covenants and easements on the title, we are awaiting the title. The following information provided is according to the National Resources Wales, Results for the area within 10 metres of: 18, BRYN RHOS, LLANELLI, SA14 8RB: High risk flooding from surface water and small

watercourses. Risk greater than 3.3% chance each year. This area does not benefit from flood defences and has no recorded flooding.

HALLWAY

KITCHEN/DINER

LOUNGE

SITTING ROOM

INNER HALLWAY

CLOAKROOM

UTILITY ROOM

LANDING

BATHROOM

BEDROOM 1

WALK-IN WARDROBE

BEDROOM 2

BEDROOM 3

DRESSING ROOM AREA

BEDROOM 4



DIRECTIONS

At our office turn right heading in for Asda, going past Asda and the Eastern Gate, at the main roundabout take the third turning off, following the road keeping in the right-hand lane taking the third turning off at the roundabout. Follow the Trostre link road to the next main roundabout keeping in the left-hand lane taking the first turning off, moving into the right-hand lane. At the traffic lights of Halfway turn right follow the road and as the road forks take the left-hand side and continue up the road and follow up the hill as you go past "The Hilltop" public house on your right there is a turning on your left signposted "Bryncoch". Follow the road until you come to a junction, turn left then an immediate right. Follow the road along and take the first turning off on your right signposted "Bryn Rhos". The property is situated at the end of the cul-de-sac on your right, number 18

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