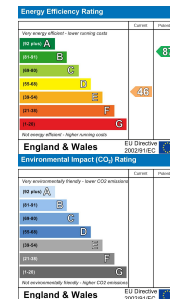


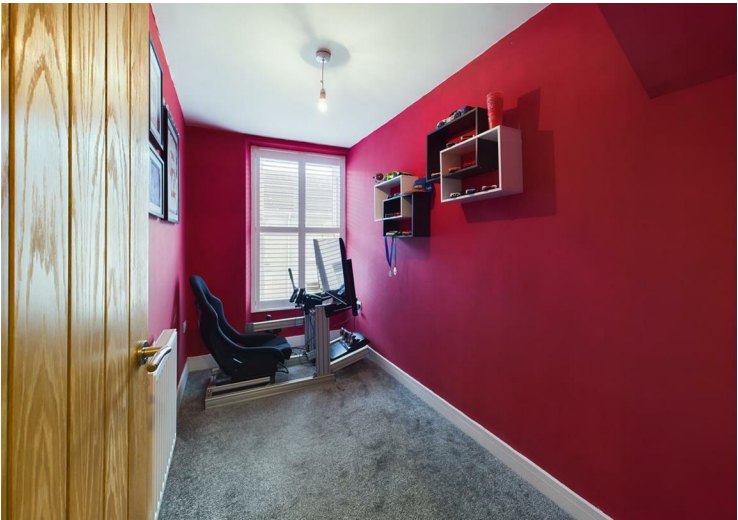
## 50 Brynmor Road, Llanelli, Carmarthenshire, SA15 2TG

- Traditional Terraced Property
- Five Bedrooms
- Contemporary Kitchen/Breakfast Room
- Close to Town Center & Amenities
- Viewing Highly Recommended
- Modern & Immaculately Presented Throughout
- Downstairs Shower Room & Upstairs Bathroom
- Low-maintenance Enclosed Rear Garden
- Close to The Beach
- EPC RATING E

£185,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





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, five-bedroom terraced property for sale. Immaculately presented to a high standard and offering a modern, contemporary finish, This property benefits from a downstairs shower room and upstairs bathroom, which many purchasers consider a must. Call today on 01554 759655 to see what's behind the door of 50 Brynmor Road. EPC RATING E.

Accommodation comprises Vestibule, hallway, spacious lounge, downstairs shower room, modern kitchen/breakfast room, five bedrooms and bathroom. Externally, a low-maintenance rear enclosed garden also offers secure gated pedestrian access to a rear lane and an outhouse currently utilised as a garden outbuilding.

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.



### ..AGENTS VIEWING NOTES

\*\*\*KEY INFORMATION\*\*\*Traditional built property. Gas, water, electric and sewerage mains connected. For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (9000 Mbps), Mobile availability- 02 available Three, EE and Vodafone are limited. Situated in a permit parking area, the following information is taken from the Carmarthenshire County Council website: Maximum 3 permits per household £40 per permit. LPG, disabled blue badges and electric vehicles free, to apply contact :  
tsresidentsparking@carmarthenshire.gov.uk.  
From the information currently available to the

Coal Authority, a mining report is recommended for this property. The property is situated on a one-way street.

### VESTIBULE

### HALLWAY

### LOUNGE

### SHOWER ROOM

### KITCHEN/BREAKFAST

### FIRST FLOOR-LANDING

### BATHROOM

### BEDROOM 2

### BEDROOM 3

### BEDROOM 4

### BEDROOM 5

### SECOND FLOOR

### BEDROOM 1



### 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 take the second turning off signposted "Erw Road". Take the first turning off on your left signposted "Brynmor Road" and travel up the road, the property is situated on your right, number 50.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.