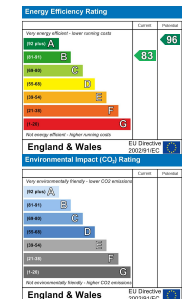


25 Bryn Uchaf, Bryn, Llanelli, Carmarthenshire, SA14 9UJ

- Semi-detached Property
- Cloakroom, Bathroom & En-suite
- Driveway Offering Off-road Parking
- Sought After Residential Estate
- Viewing A Must!
- Two Double Bedrooms
- Modern & Well-presented
- Enclosed Rear Garden
- Village Location
- EPC RATING B

£175,000

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



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'

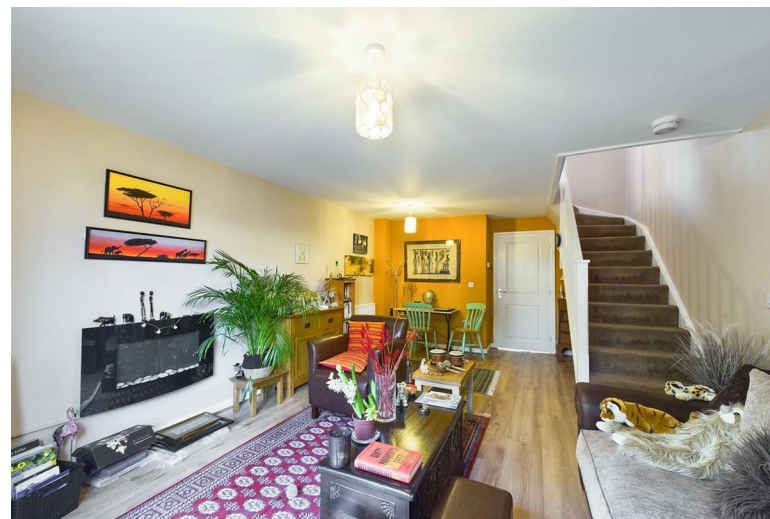
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @WWProps

Take on JHL/SC/0123/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





Located in Bryn Uchaf, a popular residential estate situated in the quiet village of Bryn, this property is like a breath of fresh air and immaculately presented both internally as well as externally. Offering two double bedrooms, cloakroom, bathroom and en-suite which is a must these days for any modern property and a driveway that accommodates two cars. Viewing is highly recommended to appreciate the size, presentation and location. EPC RATING B.

Accommodation comprises of : Hallway, cloakroom, storage cupboard, kitchen, lounge, bathroom, two double bedrooms-master with en-suite. Open-aspect frontage, driveway for off-road parking. An enclosed rear garden mainly laid to lawn with a small patio.

Bryn or locally known as Y Bryn (the Hill) is a village situated east of Llanelli. It is part of the Llanelli Rural (Welsh-Llanelli Wledig) community, and it borders with the villages of Llangennech, Dafen, Penceilogi, Pen-y-graig and Bynea. It is mainly a suburban area with surrounding farm land to the north and east. The village has its own school Ysgol Y Bryn, which is an English school. It is also home to St Michael's Independent Secondary School, Primary School and Sixth Form (Year 12 and 13). The Welsh schools are in the nearby villages of Llangennech and Cwmcarnhywel.



HALLWAY

8'2" x 3'4" (2.51 x 1.04)

FIRST FLOOR-LANDING

6'8" x 3'1" (2.05 x 0.95)

CLOAKROOM

5'0" x 2'11" (1.53 x 0.89)

BATHROOM

5'4" x 5'6" (1.63 x 1.68)

KITCHEN

9'10" x 6'0" (3.01 x 1.84)

BEDROOM 1

7'6" x 13'0" (2.30 x 3.98)

LOUNGE

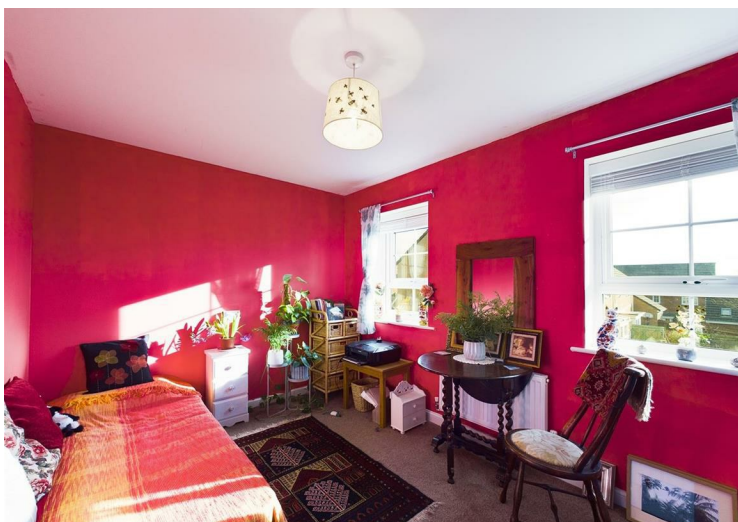
19'1" x 13'0" (5.83 x 3.97)

EN-SUITE

5'6" x 6'1" (1.69 x 1.86)

BEDROOM 2

8'4" x 10'11" (2.55 x 3.33)



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 into the village of "Bryn". Follow the road going past a petrol station on your left, then two schools on your right, after you go past the community center on your right take the first turning off on your right signposted "Heol Y Mynydd". Follow that round taking the second turning off on your left signposted "Bryn Uchaf". Take the next left and follow the road up bearing left and the property is situated on your right. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.