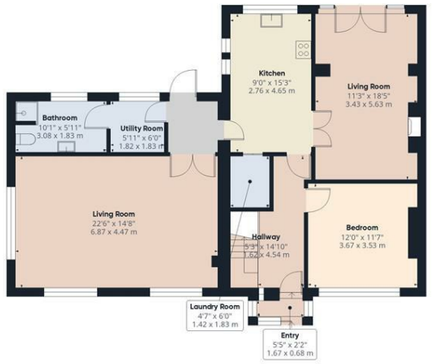
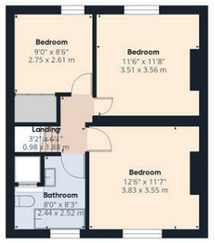


Floor 1



Floor 2

Approximate total area(1)

1525 ft²

141.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'C

WHAT3WORDS///return.latter.breath

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on AJS/SC/0626/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,

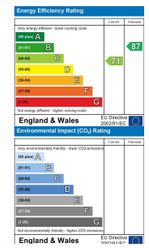
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk

57 Gelli Road, Llanelli, Carmarthenshire, SA14 9AD

- **Semi-detached, Traditional Property**
- **Three Reception Rooms**
- **Good-size Plot Which Measures 0.23 Of an Acre**
- **Friendly Village Location Not Far From Local Amenities**
- **EPC RATING C. COUNCIL TAX BAND C.**
- **Three Double Bedrooms**
- **Downstairs Shower-room & Upstairs Bathroom**
- **Ample Parking to the Rear**
- **Ideal Family Home**



Price £299,950

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
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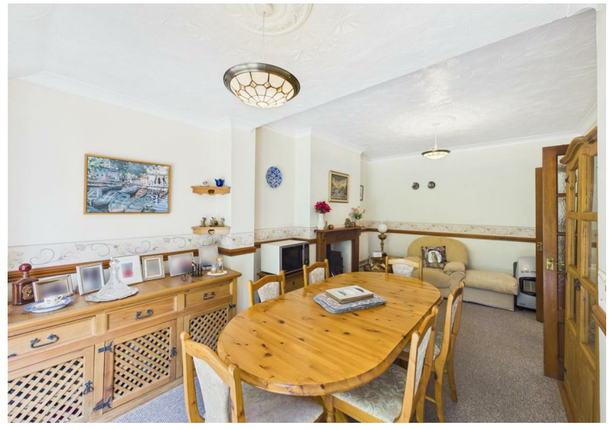
The Agent that goes the Extra Mile



Sitting pretty and proud overlooking Pinewood Court in the friendly village of Bryn we are pleased to welcome "Ty Bryn" to the market. This spacious semi-detached property sits on a plot which measure 0.23 of an acre offering you ample space outside as well with beautiful lush-green lawns and and ample parking. This property has been a well loved family home for many years and is now looking for a new family to continue making happy memories for years to come. Viewing is highly recommended to appreciate the size, location and presentation. Call us today on 01554 759655 to arrange a viewing! EPC RATING C. COUCIL TAX BAND C.

Accommodation comprises : Porch, hallway, sitting room, kitchen with pantry, dining and family room with log-burner, rear hallway, spacious lounge, utility room, shower room, landing , three double bedrooms and bathroom. Externally to the front is a lush-green lawn which has a gentle downward slope and pedestrian access to Pinewood Court. Secure gated access to the side leading to the rear garden. The rear of the property is reached by a small lane which leads to the parking area allowing ample parking and another lush-green lawn, decking area and patio area.

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.

..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built property. Mains water, gas, sewerage and electricity are connected. Council tax band C. Foam spray insulation in the loft. The lane at the rear is owned by the vendor, the neighbour next door in No. 55 has access to use the back lane to maintain their fence. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (10,000 Mbps); Mobile availability—full mobile coverage for O2 and Vodaphone, variable mobile phone coverage for Three and EE. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.
what3words///return.latter.breath

PORCH

ENTRANCE HALL

SITITNG ROOM

KITCHEN

FAMILY & DINING ROOM

REAR HALLWAY

UTILTIY ROOM

SHOWER ROOM

LOUNGE

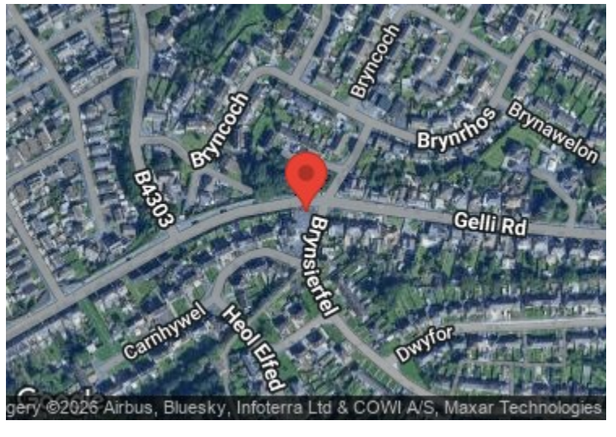
LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



DIRECTIONS

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