

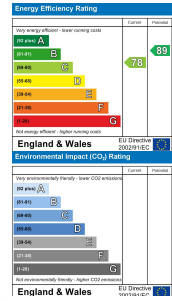


10 Bryntirion, Llanelli, Carmarthenshire, SA15 3QD

- Timber-framed, End-of-terrace Townhouse
- Two Reception Rooms
- Immaculately Presented Throughout
- Sought After Residential Estate
- EPC RATING C. COUNCIL TAX BAND E.
- Four Bedrooms
- Cloakroom, Bathroom and En-suite Shower-room
- Garage & Additional Parking To The Rear.
- Chain-free!

£250,000

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





An excellent opportunity to acquire this four-bedroom, end-of-terrace townhouse situated on a popular development within easy-to-get-to distance for Llanelli Town centre and the popular retail parks of Pemberton and Trostre and the catchment area for the popular Ysgol Dewi Sant and Pen Y Gaer primary schools. Set over three floors, this immaculately presented property, with one owner from new, was once the original showhouse and is a perfect example of a "turn-key" family home. The best thing is that it's chain-free! VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE, LOCATION, AND PRESENTATION. EPC RATING C. COUNCIL TAX BAND E.

Accommodation comprises: hallway, sitting room, cloakroom, kitchen/diner, understairs storage cupboard, landing, lounge, bedroom 1 with an en-suite shower room and fitted wardrobes, second landing, bathroom, and a further three bedrooms (two of which has a double wardrobe). Externally, open aspect frontage laid with decorative chippings. Secure gated pedestrian access to the side that leads you to the rear enclosed garden. The rear garden is low-maintenance, featuring a decked and patio area laid with decorative chippings (the hot tub will not be included in the sale). A garage and allocated parking space are situated at the rear of the property.

Llanelli is the largest town in the county of Carmarthenshire and home to the Scarlets, a famous rugby union club. Located on the Loughor estuary, some 10 miles (16 km) north-west of Swansea and 12 miles (19 km) south-east of the county town, Carmarthen, Llanelli is also well-known for the prime coastal location which attracts thousands of visitors each year—accommodating an array of primary and secondary schools both in English and Welsh medium, CCTA college, hospital and popular retail parks along with the local shops in the town centre and Llanelli Beach where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.



..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Timber-framed property. Main gas, water, electricity, and sewerage are connected—council tax band E. There are covenants and easements on the title; we have a copy on file. There is a garage situated at the rear of the property, which is subject to a leasehold arrangement. The term of the lease is 999 years, commencing on 1st January 2002. A copy of the lease is available. There are covenants on the title; we have a copy on file. For this location, according to Ofcom, the following information is available: Broadband availability - up to Ultrafast (1800 Mbps), Mobile availability - full mobile coverage for Three, O2, and Vodafone, with limited phone coverage for EE. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

STORAGE CUPBOARD

SITTING ROOM

CLOAKROOM

KITCHEN/DINER

UNDERSTAIRS CUPBOARD

LANDING

LOUNGE

BEDROOM 1

ENSUITE SHOWER ROOM

LANDING

BATHROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

GARAGE



DIRECTIONS

At the office head towards Asda, making your way towards the Eastern Gate roundabout, at this roundabout take the third turning off and follow the road to the next roundabout. At this roundabout take the first turning off, then take the first turning off on your left signposted "Bryntirion Terrace", then take the first turning right into "Bryntirion". The property is situated on your right, number 10.

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