



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1,5 m

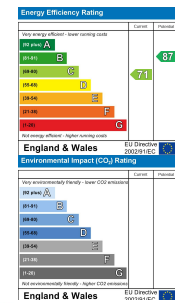
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



## Floor 2

TELEPHONE: 01554 759655



naea | propertymark  
PROTECTED



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