

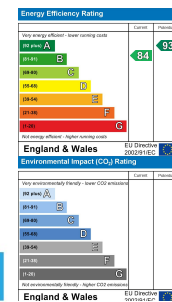


66 Bryn Uchaf, Bryn, Llanelli, Carmarthenshire, SA14 9UQ

- Detached Family Home
- Two Reception Rooms & Study
- Double Driveway & Double Garage
- Sought-after Residential Estate
- One to View!
- Four Bedrooms
- Front & Rear Gardens
- Modern, Immaculate & Well-presented
- Chain-free!
- EPC RATING B

Offers In The Region Of £320,000

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



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The Agent that goes the Extra Mile



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 'E'

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

Take on AKF/SC/0723/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.

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Located in Bryn Uchaf, a popular residential estate situated in the quiet village of Bryn, this CHAIN-FREE property is like a breath of fresh air and immaculately presented both internally as well as externally. With having one owner from new this property is an ideal example of a family home offering four bedroom-master with an en-suite shower room, which is a must these days for any modern property and a driveway that accommodates two cars that leads to a double garage. Viewing is highly recommended to appreciate the size, presentation and location. EPC RATING B.

Accommodation comprises of : Hallway, cloakroom, storage cupboard, study, spacious lounge, sitting room, spacious kitchen/diner through to utility room, bathroom, four bedrooms-three of which are doubles and the master that offers an en-suite shower room. Open-aspect frontage with driveway that leads to a double garage. An enclosed rear garden mainly laid to lawn with a small patio and gated side access that leads to the driveway.

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

STORAGE CUPBOARD

OFFICE/STUDY

6'11" x 7'4" (2.12 x 2.25)

CLOAKROOM

5'4" x 2'9" (1.63 x 0.86)

LOUNGE

16'5" (max) x 12'0" (max) (5.02 (max) x 3.66 (max))

SITTING ROOM

8'7" x 10'6" (2.62 x 3.22)

KITCHEN/BREAKFAST/DINER

10'0" (max) x 16'6" (max) (3.07 (max) x 5.04 (max))

UNDERSTAIRS STORAGE CUPBOARD

UTILITY ROOM

5'4" x 5'1" (1.63 x 1.56)

FIRST FLOOR-LANDING

BATHROOM

5'6" x 6'11" (1.68 x 2.12)

AIRING CUPBOARD

BEDROOM 1

12'6" x 11'8" (3.83 x 3.57)

EN-SUITE SHOWER ROOM

7'4" (max) x 4'7" (max) (2.24 (max) x 1.41 (max))

BEDROOM 2

14'0" (max) x 10'7" (max) (4.29 (max) x 3.24 (max))

BEDROOM 3

10'11" (max) x 10'3" (max) (3.35 (max) x 3.14 (max))

BEDROOM 4

10'2" (max) x 8'1" (max) (3.12 (max) x 2.47 (max))



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". Follow the road into the estate keeping to the right and follow all the way to the bottom, the property is situated on your left hand side as you go around the corner. The property is also visible from the main road.

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