



7 Bryn Terrace, Llanelli, Carmarthenshire SA15 2PD £129,995

Welcome to Bryn Terrace, Llanelli, a three bedroom terraced house presenting an excellent opportunity for first-time buyers seeking a comfortable and convenient home. The single reception room offers a warm and inviting atmosphere, perfect for relaxation or entertaining friends and family. The property's location is particularly appealing, as it is within walking distance to Llanelli Beach, where you can enjoy leisurely strolls along the shore or partake in various water activities. Additionally, the renowned Millennium Coastal Path is nearby, offering picturesque views and a fantastic route for walking, cycling, or simply enjoying the great outdoors. With its blend of comfort, convenience, and proximity to natural beauty, this terraced house is an ideal choice for those looking to make their first step onto the property ladder. Do not miss the chance to view this charming home and envision the possibilities it holds for you and your family. Energy Rating - C, Tenure - We are advised is Freehold, Council Tax Band - We are advised is B.



Ground Floor

Entrance

Access via uPVC entrance door leading into:

Entrance Hallway

Smooth ceiling, stairs to first floor, radiator, wood laminate floor.

Lounge 13'2 x 10'7 approx (4.01m x 3.23m approx)

Smooth ceiling, uPVC double glazed window to front, fireplace, two recess alcoves, radiator, door into:

Kitchen 16'2 x 10'1 approx (4.93m x 3.07m approx)

Smooth ceiling, two uPVC double glazed windows to rear, uPVC double glazed entrance door to rear garden, part tiled walls, vinyl floor, matching wall and base units with complimentary work surface over, integrated electric oven and four ring gas hob with extractor fan over, one and half stainless steel sink unit with mixer tap and drainer, wall mounted boiler, space for fridge freezer, plumbing for washing machine, space for table and chairs, under stairs storage cupboard.

First Floor

Landing

Textured ceiling, smoke detector, access to loft space.

Bedroom One 10'9 x 8'4 approx (3.28m x 2.54m approx)

Textured ceiling, uPVC double glazed window to front, radiator.

Bedroom Two 10'3 x 10'2 approx (3.12m x 3.10m approx)

Textured ceiling, uPVC double glazed window to rear, radiator.

Bedroom Three 7'4 x 7'1 approx (2.24m x 2.16m approx)

Textured ceiling, radiator, uPVC double glazed window to front.

Shower Room 5'5 x 4'7 approx (1.65m x 1.40m approx)

Textured ceiling, uPVC double glazed window to rear, perspex panelling, radiator, vinyl floor, three piece suite comprising of low level W.C., pedestal wash hand basin, shower cubicle.

External

A good size rear garden which is access via steps to the patio area (access to basement), seating area laid with decorative stones, parking for several vehicles which is accessed via wooden rear gate.

Basement

Storage

Tenure

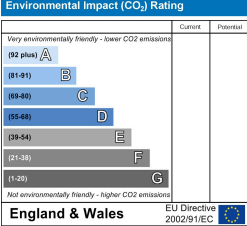
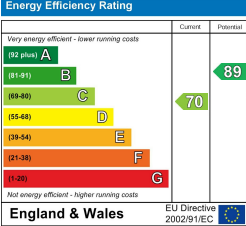
We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is B

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



GROUND FLOOR



1ST FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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