



**16 Bryn Road, Llanelli, Carmarthenshire SA15 2LN**  
**£134,500**

Nestled in Bryn Road, Llanelli, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. Inside, you will find two spacious reception rooms that offer versatile living spaces, perfect for entertaining guests or enjoying quiet family evenings. The property features three double bedrooms, providing ample space for rest and relaxation. Each room is well-proportioned,

making it easy to personalise and create your own sanctuary. With a downstairs bathroom and utility room ensures practicality for everyday living. Situated in a friendly neighbourhood, this home is close to local amenities, schools, parks and Llanelli Beach, making it an ideal location for families. The vibrant town of Llanelli offers a variety of shops, restaurants, and recreational activities, ensuring that you

will never be far from what you need. This terraced house on Bryn Road is a wonderful blend of comfort and convenience, making it a perfect choice for those looking to settle in a welcoming community. Don't miss the chance to make this lovely property your new home.

EPC D, Tenure: Freehold, Council Tax Band: B.



## Entrance:

Via uPVC entrance door:

## Vestibule:

Original tiled floor, door into:

## Entrance Hallway:

Radiator, laminate wood floor, stairs to first floor, door into:

## Lounge:

Smooth ceiling, uPVC double glazed window to front, radiator, laminate flooring.

## Sitting Room:

Smooth ceiling, uPVC double glazed window to rear, radiator, laminate flooring, feature fire place, opening into:

## Kitchen:

Smooth and coved ceiling, uPVC double glazed windows to side, part tiled walls, wall mounted radiator, laminate flooring. Under stairs storage cupboard. A range of wall and base units with complimentary work surface over, stainless steel sink unit with drainer and mixer tap, integrated four ring gas hob, with extractor fan over and splash back, integrated electric oven, space for dish washer, space for fridge freezer. Door into:

## Inner Hallway:

Smooth ceiling, radiator, tiled floor, doors into:

## Utility Room:

Access to loft space, wall mounted boiler, units with work top over, tiled floor, space and plumbing for washing machine and tumble dryer.

## Bathroom:

Smooth ceiling, spot lights, two uPVC double glazed window to rear, part respatex walls, two wall mounted radiators, linolium flooring. Free standing bath, shower cubicle, vanity wash hand basin and unit, low level W.C.

## First Floor:

### Landing:

Smooth and coved ceiling, access to loft, split staircase, doors into:

### Bedroom One: 15'8 x 10'2 approx (4.78m x 3.10m approx)

Smooth and coved ceiling, two uPVC double glazed window to front, radiator, laminate flooring.

### Bedroom Two: 10'7 x 9'6 approx (3.23m x 2.90m approx)

Smooth and coved ceiling, uPVC double glazed window to rear, radiator, laminate flooring.

### Bedroom Three: 14' x 8'5 approx (4.27m x 2.57m approx)

Smooth and coved ceiling, uPVC double glazed window to side, radiator, laminate flooring. Storage Cupboard

## Extenral:

To the rear of the property is an enclosed garden, patio area, storage shed, rear lane pedestrian access.

## Council Tax Band:

We are advised that the council tax is band B.

## Tenure:

We are advised that the property is Freehold.

## 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**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	64

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

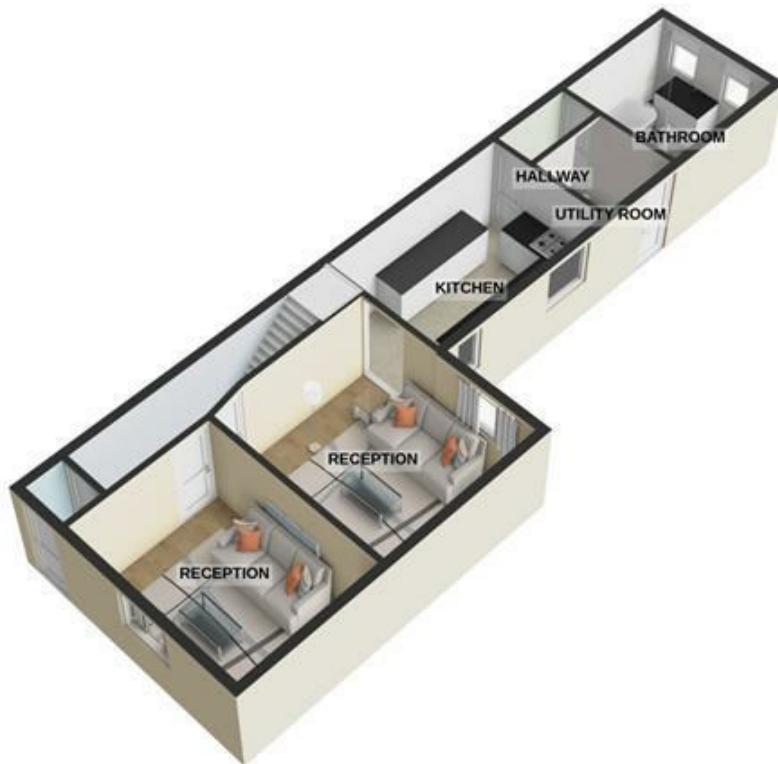
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### GROUND FLOOR



### 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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