



88 Brynawelon, Bryn, Llanelli SA14 8RA
£169,000

Welcome to this charming semi-detached house located in the picturesque village of Bryn. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home. The property features a well-maintained bathroom, ensuring your comfort and convenience.

One of the highlights of this home is the parking space available for up to three vehicles, making it ideal for those with multiple cars or visitors.

Don't miss out on the opportunity to make this lovely house your own.

Council Tax Band - B, Tenure - Freehold, Energy Rating - D



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hall

Smoke detector, coved and textured ceiling, stairs to first floor.

Lounge 17'1" x 9'8" approx (5.22 x 2.97 approx)

Coved and textured ceiling, two radiators, uPVC double glazed window to rear, uPVC double glazed window to front, laminate wood floor, feature fireplace.

Dining Room 16'7" x 11'7" approx (5.06 x 3.55 approx)

Coved and textured ceiling, two radiators, laminate wood floor, feature fireplace, B.T point, storage cupboard housing wall mounted boiler, under stairs storage cupboard, uPVC double glazed French Doors to rear garden, uPVC double glazed window to front, T.V point.

Kitchen 12'3" x 7'4" approx (3.75 x 2.26 approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and textured ceiling, radiator, part tiled walls, tiled floor, single stainless steel sink unit with mixer tap, gas four ring hob with extractor fan over, eye level electric oven, plumbing for washing machine, space for fridge freezer, uPVC double glazed entrance door to rear garden, uPVC double glazed window to front.

First Floor

Landing

Coved and textured ceiling, access to loft space, uPVC double glazed window to rear.

Bedroom One 11'3" mx 10'9" approx (3.43 mx 3.30 approx)

Coved and textured ceiling, radiator, built in wardrobe with mirrored sliding doors, storage cupboard with shelving and radiator, built in storage cupboard with sliding drawers, uPVC double glazed window to front.

Bedroom Two 13'3" x 10'9" approx (4.06 x 3.30 approx)

Coved and textured ceiling, radiator, storage cupboard, uPVC double glazed window to front.

Bedroom Three 8'6" x 7'7" approx (2.60 x 2.32 approx)

Coved and textured ceiling, radiator, uPVC double glazed window to rear.

Family Bathroom 6'11" x 5'1" approx (2.13 x 1.56 approx)

A three piece suite comprising of bath with shower over, low level W.C., pedestal wash hand basin, coved and textured ceiling, part tiled walls, grey tiled effect vinyl floor, uPVC double glazed window to rear.

External

The front of the property is laid to lawn with side driveway leading to Detached Garage and rear garden. The rear garden is laid mainly to lawn with paved area and gravelled areas.

Garage 22'3" x 11'0" approx (6.79 x 3.36 approx)

With up and over door, electric connected, uPVC double glazed window, uPVC entrance door

Council Tax

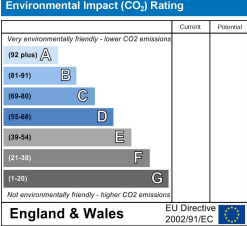
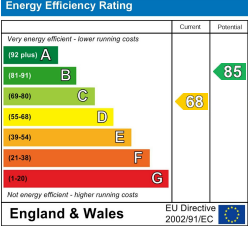
We are advised the Council Tax is B

Tenure

We are advised the tenure is Freehold

Property Disclaimer

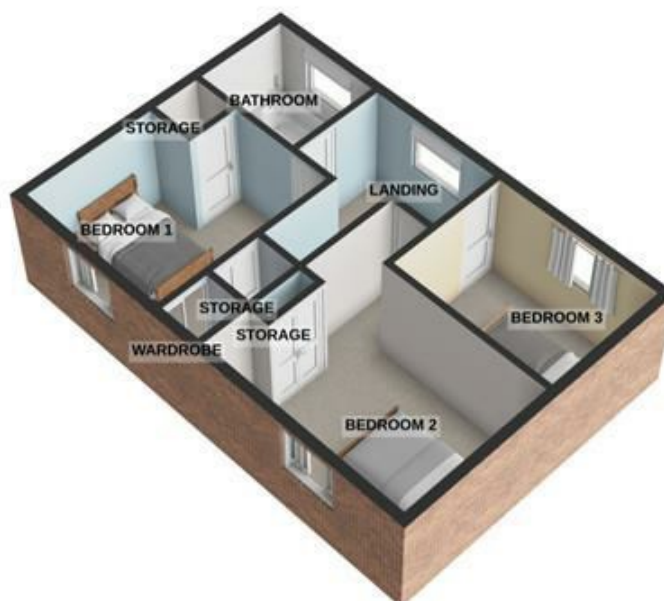
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical 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



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.

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.
Made with Metropix © 2024