



**70 Brynsierfel, Llanelli, Carmarthenshire SA14 9HD**  
**£129,995**

Welcome to Brynsierfel, Llanelli, this delightful end terrace house presents an excellent opportunity for first-time buyers. The property boasts two reception rooms, providing ample space for relaxation and entertaining guests. With two well-proportioned bedrooms, it offers a comfortable living environment for individuals or small families. The house features an upstairs bathroom, ensuring convenience and functionality. Parking is a breeze with space available for several vehicles at the front of the property, making it ideal for those with cars. The good-sized enclosed rear garden is a wonderful addition, perfect for enjoying outdoor activities, gardening, or simply unwinding in a private setting. One of the standout features of this property is its proximity to local primary schools, making it an excellent choice for families with young children. The convenience of having educational facilities on your doorstep cannot be overstated. We highly recommend viewing this property to fully appreciate its potential. With its appealing features and prime location, this home is sure to attract interest. Don't miss out on the chance to make this lovely house your new home. EPC: D, Council Tax Band: B, Tenure: Freehold.



### Entrance:

Via uPVC entrance door into:

### Entrance Hall:

Coved and textured ceiling, part tiled walls, radiator, tiled floor, understairs storage cupboard, stairs to first floor, door into:

### Lounge: 9'11 x 8'6 approx (3.02m x 2.59m approx)

Textured ceiling, uPVC double glazed window to front, radiator, laminate flooring, two recess alcoves.

### Sitting Room: 11'9 x 11'02 approx (3.58m x 3.40m approx)

Coved and textured ceiling, uPVC double glazed window to rear, radiator, laminate flooring, feature wall.

### Kitchen: 8 x 6'8 approx (2.44m x 2.03m approx)

Textured ceiling, uPVC double glazed window to rear, part tiled walls, tiled floor, range of wall and base units with complimentary work surface over, stainless steel sink unit with mixer tap and drainer, integrated four ring gas hob and electric oven with extractor over, space for washing machine, pantry.

### First Floor:

#### Landing:

Textured ceiling, access to loft, smoke detector, uPVC double glazed window to side, airing cupboard.

### Bedroom One: 12'3 ( to wardrobe) x 10' approx (3.73m ( to wardrobe) x 3.05m approx )

Textured ceiling, uPVC double glazed windows to front, radiator, laminate flooring, built in wardrobes.

### Bedroom Two: 10'2 x 9'2 approx (3.10m x 2.79m approx )

uPVC double glazed window to rear radiator, laminate flooring, built in wardrobes and storage, airing cupboard housing wall mounted boiler.

### Bathroom: 6'10 x 6'9 approx (2.08m x 2.06m approx )

Coved and textured ceiling, uPVC double glazed window to side, radiator, linoleum flooring, low level W.C, pedestal wash hand basin, bath with shower over.

### External:

To the front of the property is parking for several vehicles, gated pedestrian access leads to the good size enclosed garden, with a raised seating area laid with stone, patio area and a generous lawned area. Two storage sheds.

### Tenure:

We have been advised that the property is Freehold

### Council Tax Band:

We have been advised that the property is Council Tax Band 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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>68</b>	<b>85</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: [properties@willow-estates.com](mailto:properties@willow-estates.com)

[www.willow-estates.com](http://www.willow-estates.com)

### 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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