



16 Nant Y Bryn, Llanelli, Carmarthenshire SA14 8PR £192,500

Welcome to Nant Y Bryn in Dafen, Llanelli, this charming semi-detached house presents an excellent opportunity for families seeking a comfortable and convenient home. With three bedrooms, this property is ideal for those looking to settle in a sought-after area. The house boasts three reception rooms providing ample space for relaxation and entertaining. The layout is both practical and welcoming, making it easy to create a warm family atmosphere. Additionally, the property features an upstairs bathroom and downstairs W.C , ensuring that morning routines run smoothly for everyone. One of the standout features of this home is the generous parking space, accommodating up to three vehicles, which is a rare find in many residential areas. This convenience is complemented by the property's prime location, as it is within walking distance to both primary and secondary schools, making it an excellent choice for families with children. The surrounding area is known for its community spirit and accessibility, making it a perfect place to call home. With its combination of space, comfort, and a fantastic location, this property is a must-view for anyone looking to enjoy the best of Dafen living. With No chain, don't miss the chance to make this lovely house your new home. EPC: C Council Tax Band: C, Tenure Freehold.



Entrance:

Via uPVC entrance door into:

Entrance Hallway:

Coved ceiling, radiator, laminate flooring, storage cupboard, stairs to first floor,

Lounge 13'8 x 11'6 approx (4.17m x 3.51m approx)

Coved ceiling, uPVC double glazed window to front, radiator, laminate flooring , opening into:

Dining Room: 9'11 x 8'6 approx (3.02m x 2.59m approx)

Coved ceiling, uPVC double glazed patio doors to rear, radiator, laminate flooring , opening into:

Kitchen: 12'10 max x 8'10 max approx (3.91m max x 2.69m max approx)

Smooth ceiling, uPVC double glazed window to rear, tiled walls, radiator, tiled floor. A good range of wall and base units with complimentary work surfaces over, stainless steel sink unit with drainer, integrated double electric oven with induction hob and extractor fan over, space for washing machine, space for fridge freezer.

Inner Hallway:

Smooth and coved ceiling, uPVC double glazed door to side, tiled floor, storage cupboard housing wall mounted boiler, doors into:

W.C. 4'2 x 3 approx (1.27m x 0.91m approx)

Coved ceiling, uPVC double glazed window to rear, tiled floor, W.C

Reception Room: 17'4 x 7'4 approx (5.28m x 2.24m approx)

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

First Floor:

Landing:

Coved ceiling, access to loft, uPVC obscure double glazed window to side, airing cupboard.

Bedroom One: 11'5 x 8 approx (3.48m x 2.44m approx)

Coved ceiling, uPVC double glazed window to front, radiator, built in wardrobes

Bedroom Two: 12'2 x 9'8 approx (3.71m x 2.95m approx)

Coved ceiling, uPVC double glazed window to rear, radiator, wardrobes

Bedroom Three: 9'2 x 8'5 approx (2.79m x 2.57m approx)

Coved ceiling, uPVC double glazed window to front, radiator,

Family Bathroom: 7'1 x 6'2 approx (2.16m x 1.88m approx)

Coved ceiling, uPVC double glazed window to rear, tiled walls, radiator, laminate flooring, four piece suite comprising of low level W.C pedestal wash hand basin, bath and separate shower cubicle .

External:

To the front of the property is a drive providing off road parking, side pedestrian access leads to the enclosed rear garden, which provides a decked seating area, lawned areas and summer house,

Tenure:

We are advised that the property is Freehold.

Council Tax Band:

We are advised that the property is band C.

Property Disclaimer

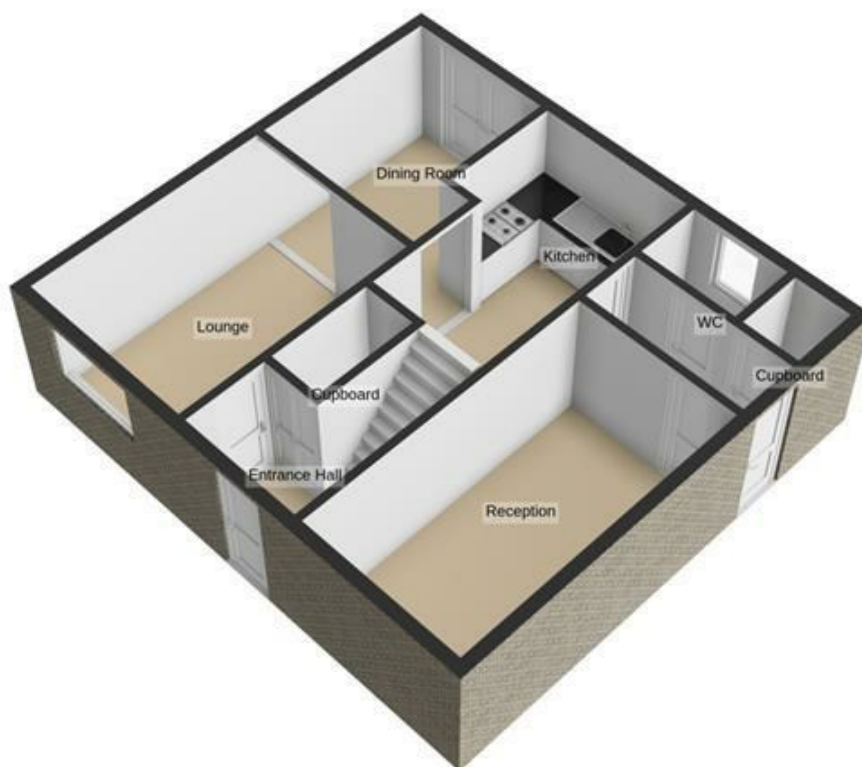
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical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



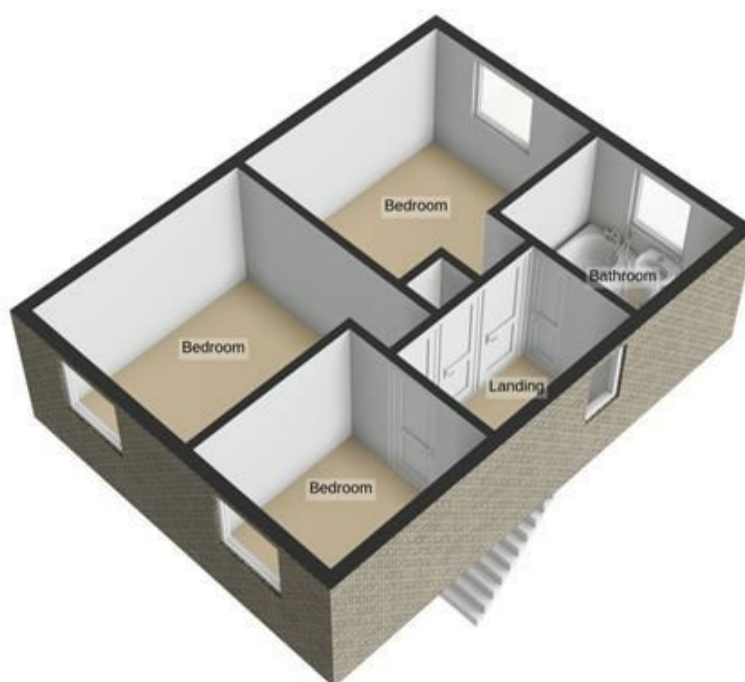
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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