Willow Estates

49 Brynmor Road, Llanelli, SA15 2TF
£159,995

Welcome to Brynmor Road, Llanelli, a three bedroom terraced house which presents an excellent opportunity for families and first-time buyers alike. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. With a bathroom to the ground floor and shower room to the first floor, this home offers convenience and comfort, ensuring that busy mornings run smoothly for all occupants. The terraced design adds to the character of the property, making it a lovely addition to the neighbourhood. In summary, this terraced house on Brynmor Road is a fantastic choice for anyone seeking a comfortable and spacious home in a friendly community. Don't miss the chance to make this property your own. Energy Rating - D, Council Tax Band - We are advised is B, Tenure - We are advised is Freehold.

Ground Floor

Entrance
Access via uPVC double glazed entrance door leading into:

Vestibule
Coved ceiling, half glazed interior door leading into:

Entrance Hallway
Coved ceiling, laminate wood floor, stairs to first floor, picture rail.

Lounge with Dining Area 24'3 13'9 approx (7.39m 4.19m approx)
Coved ceiling, laminate wood floor, two radiators, uPVC double glazed windows to front and rear, recess alcoves with wall lights.

Kitchen 13'3 x 9'8 approx (4.04m x 2.95m approx)
A fitted kitchen comprising of matching wall, display and base units with complimentary work surface over, coved ceiling, one and half ceramic sink with mixer tap, gas four ring hob with extractor hood over, electric oven, part tiled walls, laminate wood floor, radiator, space for table and chairs, uPVC double glazed window to side.

Utility Room
Fitted with matching wall and base units with work surface over, single sink unit with mixer tap, uPVC double glazed window to side, part tiled walls, plumbing for washing machine, plumbing for dishwasher, radiator, space for fridge freezer, wall mounted boiler housed in wall unit.

Inner Hall
Smooth ceiling, uPVC double glazed entrance door to rear.

Bathroom 9'2 x 6'5 approx (2.79m x 1.96m approx)
A four piece suite comprising of shower in separate shower enclosure, corner bath, low level W.C., and wash hand basin set in cream units, tiled walls, grey laminate effect vinyl floor, radiator, uPVC double glazed window to rear.

First Floor

Landing
Coved and textured ceiling, access to loft space

Bedroom One 9'11 x 12'10 approx (3.02m x 3.91m approx)
Laminate floor, radiator, built in wardrobes (one has a radiator), uPVC double glazed window to front.

Bedroom Two 10'3 x 10'0 approx (3.12m x 3.05m approx)
Laminate floor, radiator, uPVC double glazed window to rear.

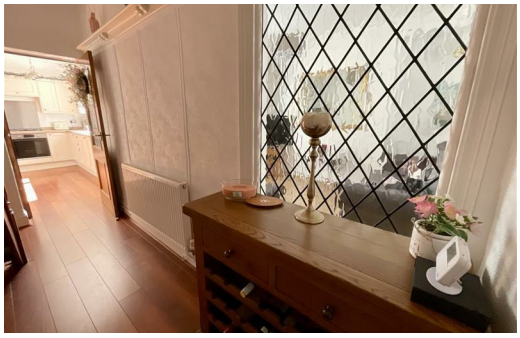
Bedroom Three 9'3 x 6'11 approx (2.82m x 2.11m approx)
Coved ceiling, wood laminate floor, radiator, uPVC double glazed window to front.

Shower Room 7'7 x 5'7 approx (2.31m x 1.70m approx)
A three piece suite comprising of low level W.C., wash hand basin set in white unit, shower in separate corner shower enclosure, spotlights, tiled walls, radiator, grey laminate effect vinyl floor, uPVC double glazed window to rear.

External
The rear garden is laid with artificial lawn and paved area, rear pedestrian access.

Garage 17'5 x 9'3 approx (5.31m x 2.82m approx)
With electric connected

Tenure
We are advised the tenure is Freehold



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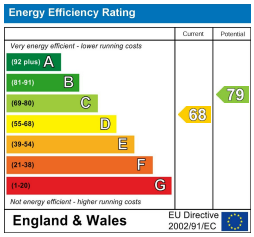
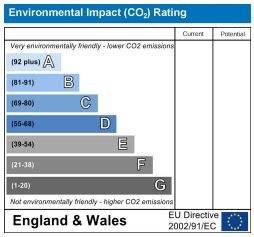
Council Tax Band

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, particuarly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT





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Ground Floor
708 sq.ft. (65.8 sq.m.) approx.

1st Floor
405 sq.ft. (37.6 sq.m.) approx.

Total Floor Area : 1113 sq.ft. (103.4 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.
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