



7 Heol Y Mynydd, Llanelli, SA14 9UB
£399,995

Welcome to Kingsmead, in the charming area of Heol Y Mynydd in Bryn, Llanelli, this delightful Detached House presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-designed layout that maximises space and natural light, creating a warm and welcoming atmosphere throughout.

As you enter, you will be greeted by a spacious living area that is perfect for both relaxation and entertaining and Dining. The adjoining kitchen is functional and well-equipped, making it an ideal space for culinary enthusiasts. This House features Three bedrooms, providing ample accommodation for families. Two Reception Rooms, ideal if You want a Home Office. Residents can enjoy the nearby amenities, including shops, schools, and parks, all within easy reach.

Furthermore, this house benefits from good transport links. With Ample Off road Parking for several Vehicles and Two Garages Whether you are a first-time buyer, a growing family, this property offers a fantastic opportunity to enjoy living in a desirable location.

In summary, this house on Heol Y Mynydd is a splendid choice for anyone looking to settle in the vibrant community of Bryn, Llanelli. Do not miss the chance to make this lovely property your new home. Tenure: Freehold, Council Tax Band E, Energy Rating D. Viewing a Must. NO CHAIN



Entrance

Via uPVC glazed Double doors into:

Hallway 9'6 x 14'07 approx (2.90m x 4.45m approx)

Stairs to First Floor, door into:

Living Room/Office 12'8 x 9'93 approx (3.86m x 2.74m approx)

Textured ceiling, uPVC double glazed window to front, radiator

Kitchen 11'19 x 14'7 approx (3.35m x 4.45m approx)

Plain ceiling, Kitchen Comprising of wall and base units, complimentary work surface over, uPVC double glazed window to rear, 5 Gas ring Hob extractor fan above, eyelevel oven and Microwave, space for table and chairs, tiled floor, double sink with mixer tap over

Rear Hallway 3'71 x 4'70 approx (0.91m x 1.22m approx)

uPVC double glazed door to rear, door into:

Shower Room 4'04 x 8'13 approx (1.32m x 2.44m approx)

Textured ceiling, fully tiled walls, low level toilet, shower, radiator, uPVC double glazed window to rear

Garage 8'8 x 19'13 approx (2.64m x 5.79m approx)

Integral door into Garage off rear Hallway. Garage with power and points, up and over door, uPVC double glazed window to side, wall mounted Worcester Boiler

Lounge/Diner L-Shaped 11'6 x 24'6 x 25'8 x 10'3 approx (3.51m x 7.47m x 7.82m x 3.12m approx)

Plain ceiling ,stone fireplace with Gas fire and hearth, uPVC double glazed window to front, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed Patio doors to rear, Two radiators

First Floor

Landing 2'6 x 13'5 approx (0.76m x 4.09m approx)

Textured ceiling, access to loft, walk in Storage Cupboard

Bedroom One 11'0 x 15'5 approx (3.35m x 4.70m approx)

Textured ceiling, uPVC double glazed window to rear, radiator

Bedroom Two 7'5 x 12'7 approx (2.26m x 3.84m approx)

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

Bedroom Three 11'5 x 15'8 approx (3.48m x 4.78m approx)

Textured ceiling, uPVC double glazed window to rear, radiator, built in wardrobes

Bathroom 9'9 x 6'7 approx (2.97m x 2.01m approx)

Textured ceiling, three piece suite comprising of Bath, wash hand basin in vanity unit, shower in enclosure, uPVC double glazed window to rear

External

To front: Drive way leading up to and to side and around to rear of Property. Lawn area, access to Garage. Mature trees and shrubs.

To Rear: Patio Area Path leading to Lawned area and leading onto an Orchard with fruit Trees, enclosed Garden, shed.

Garage to Rear Measuring 16' 2 x 24'0 approx.

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

Tenure

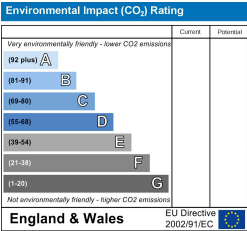
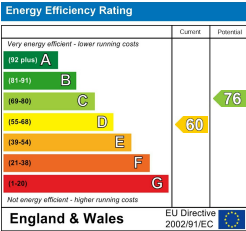
We are advised the Property is Freehold

Energy Rating

We are advised Energy Rating TBC

Council Tax Band

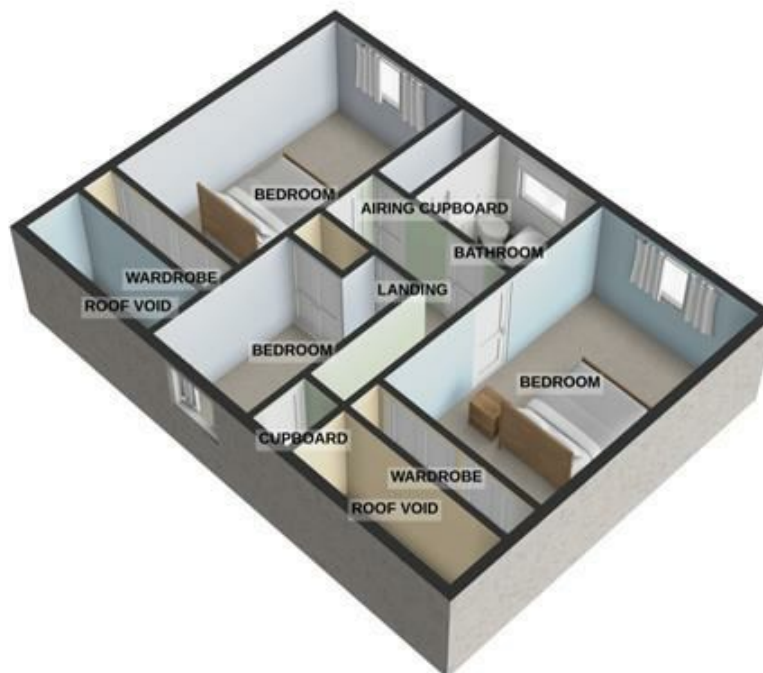
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GROUND FLOOR



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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