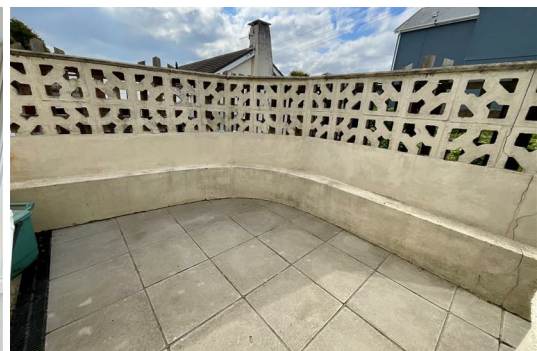




12 Brynallt Terrace, Llanelli, SA15 1NB £99,995

Welcome to Brynallt Terrace, Llanelli, a delightful two bedroom terraced house which presents an excellent opportunity for first-time buyers. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. One of the standout advantages of this property is that it comes with no chain, allowing for a smooth and efficient purchase process. Situated close to the bustling Trostre and Pemberton Retail Parks, residents will enjoy easy access to a variety of shops and amenities, making daily errands a breeze. Additionally, the property is in proximity to both primary and comprehensive schools, making it an ideal choice for families seeking quality education options for their children. This charming home in Llanelli is not just a property; it is a gateway to a vibrant community and a comfortable lifestyle. Whether you are looking to take your first step onto the property ladder or seeking a convenient location with excellent amenities, this house is certainly worth considering. Energy Rating - E, Council Tax Band - B, Tenure - Freehold.



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Lounge/Diner 24'8 x 12'2 approx (7.52m x 3.71m approx)

Smooth ceiling, two wall mounted storage heaters, laminate wood floor, storage cupboard, uPVC double glazed window to front, smoke detector, stairs to first floor, opening into:

Kitchen 12'6 x 9'2 approx (3.81m x 2.79m approx)

A fitted kitchen comprising of matching wall and base units with complimentary worksurface over, single stainless steel sink unit with mixer tap, smooth ceiling, part tiled walls, wall mounted storage heater, plumbing for washing machine, space for cooker, space for fridge freezer, smoke detector, two uPVC double glazed windows, door into:

Side Porch

uPVC double glazed windows, uPVC double glazed entrance door to paved area, storage cupboard with shelving.

Shower Room 11'1 x 5'2 approx (3.38m x 1.57m approx)

A three piece suite comprising of shower set in shower enclosure, wash hand basin, low level W.C., part tiled walls, uPVC double glazed window to side.

Landing

Smooth ceiling, access to loft space, smoke detector.

Bedroom One 13'0 x 11'1 approx (3.96m x 3.38m approx)

Smooth ceiling, wall mounted storage heater, uPVC double glazed window to front.

Bedroom Two 14'2 x 9'6 approx (4.32m x 2.90m approx)

Smooth ceiling, wall mounted storage heater, uPVC double glazed window to rear.

External

Side pedestrian access leads to an enclosed rear paved area.

Tenure

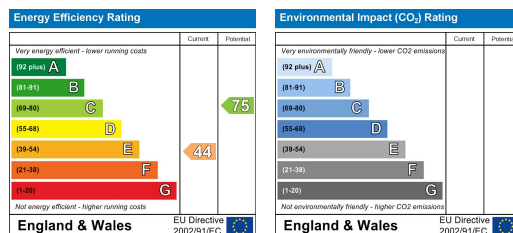
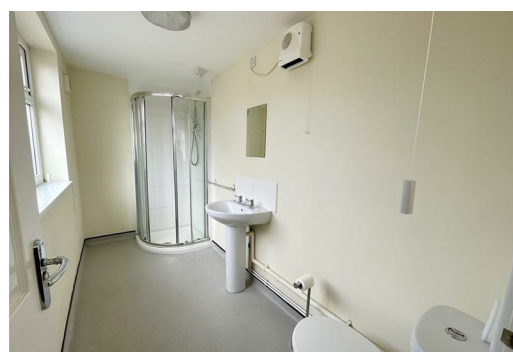
We are advised the tenure is Freehold

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, 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



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Ground Floor
532 sq.ft. (49.4 sq.m.) approx.



1st Floor
322 sq.ft. (29.9 sq.m.) approx.



Total Floor Area : 854 sq.ft. (79.3 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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