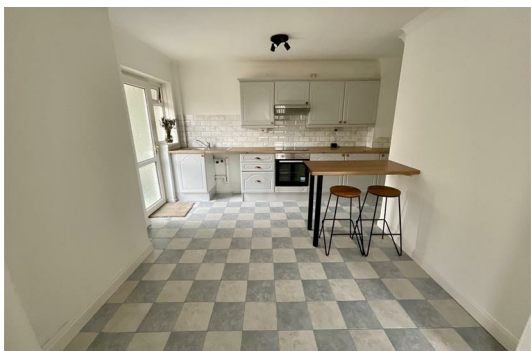




85 Brynawelon, Llanelli, SA14 8RA
£150,000

Welcome to Brynawelon, Bryn, Llanelli, a two Bedroom semi-detached house presenting an excellent opportunity for first-time buyers. This property offers a comfortable living space that is both inviting and practical. The single reception room provides a perfect setting for relaxation or entertaining guests, ensuring that you can enjoy both quiet evenings and lively gatherings. One of the standout features of this property is its convenient location, offering easy access to the M4 motorway. This makes commuting to nearby towns and cities a breeze, allowing you to enjoy the tranquillity of suburban life while remaining well-connected to urban amenities. In summary, this semi-detached house in Brynawelon is a fantastic opportunity for first-time buyers seeking a comfortable and accessible home. With its appealing features and prime location, it is sure to attract interest from those looking to make their first step onto the property ladder.

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:

Entrance Hall

Coved and textured ceiling, stairs to first floor, smoke detector, tiled floor.

Lounge 16'7 x 12'5 (into bay) (5.05m x 3.78m (into bay))

Coved and textured ceiling, electric coal effect fire set in fireplace, laminate grey floor, uPVC double glazed bay window to front, radiator, uPVC double glazed window to side.

Kitchen with Dining Area 16'8 x 14'8 approx (5.08m x 4.47m approx)

Fitted with a range of matching wall and base units with work surface over, single stainless steel sink unit with mixer tap, coved and smooth ceiling, electric four ring hob with extractor fan over, electric oven, plumbing for washing machine, part tiled walls, tiled floor, under stairs storage area, breakfast bar, radiator, uPVC double glazed entrance door to rear garden, uPVC double glazed window to rear, space for table and chairs, uPVC double glazed window to side, storage cupboard with shelving.

First Floor

Landing

Coved and textured ceiling, smoke detector, storage cupboard housing wall mounted boiler and shelf.

Bedroom One 16'6 x 10'10 approx (5.03m x 3.30m approx)

Coved and textured ceiling, radiator, uPVC double glazed window to front, , uPVC double glazed window to side, storage cupboard with shelving and hanging rail.

Bedroom Two 10'9 x 10'2 approx (3.28m x 3.10m approx)

Coved and textured ceiling, radiator, uPVC double glazed window to side, storage cupboard with shelving and hanging rail.

Bathroom 7'8 x 6'2 approx (2.34m x 1.88m approx)

A white three piece suite comprising of low level W.C., pedestal wash hand basin, bath with electric shower over, coved and smooth ceiling, tiled walls, uPVC double glazed with obscure glass window to rear, vinyl tiled effect flooring, radiator.

External

The front of the property is laid to lawn with side driveway providing off road parking, side access via uPVC entrance door leads to the rear garden. The rear garden is laid mainly to lawn with paved area. External W.C., External tap, Storage Shed.

Council Tax Band

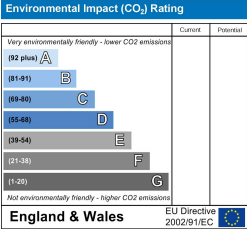
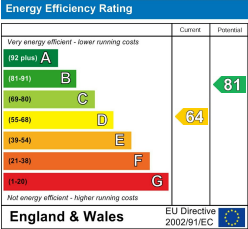
We are advised the Council Tax Band is B

Tenure

We are advised the tenure is Freehold

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



Ground Floor
408 sq.ft. (37.9 sq.m.) approx.



1st Floor
408 sq.ft. (37.9 sq.m.) approx.



Total Floor Area : 816 sq.ft. (75.8 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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