



59 Bryn Uchaf, Llanelli, Carmarthenshire SA14 9UJ
Offers In The Region Of £310,000

Willow Estates have the pleasure in offering FOR SALE an attractive FOUR BEDROOM DETACHED HOUSE situated in the popular Bryn Uchaf residential Estate, with excellent commuting links to the M4 and close to local Primary Schools and the Village amenities of Llangennech. Offering spacious accommodation, the property benefits from, Lounge, Sitting Room, Cloakroom Good Size Kitchen/Dinner and to the first floor, Three Double Bedrooms (master en-suite) Box Room and Family Bathroom. Externally there is an enclosed low maintenance rear garden, built -in Hot Tub, garage and driveway. Viewing is Highly Recommend. EPC C.



Entrance:

Via composite door into:

Entrance Hallway:

Smooth ceiling, radiator, linoleum flooring, storage cupboard with shelving, boiler and electric box, stairs to first floor, doors into:

Lounge: 15'5" x 9'10" approx (4.72 x 3.01 approx)

Smooth ceiling, uPVC double glazed window to front, uPVC double glazed patio doors to rear, two radiators, feature fireplace with electric coal effect fire.

Sitting Room: 10'6" x 9'6" approx (3.21 x 2.91 approx)

Smooth ceiling, uPVC double glazed windows to front and side, radiator.

Cloakroom:

Smooth ceiling, extractor fan, radiator, linoleum flooring, two-piece suite comprising of low-level W.C and pedestal wash hand basin.

Kitchen: 14'8" x 14'9" approx (4.49 x 4.5 approx)

Smooth ceiling, two uPVC double glazed windows to side and rear, uPVC double glazed patio doors to side, radiator, linoleum flooring. A good range of wall and base units with complimentary work surfaces over, four ring gas hob with extractor fan over, integrated electric oven, stainless steel sink unit with drainer and mixer tap, space for washing machine, space for dishwasher, space for fringe freezer, space for table and chairs.

First Floor:**Landing:**

Smooth ceiling, access to loft space,

Bedroom One: 12'9" (to wardrobe) x 9'9" (3.89 (to wardrobe) x 2.99)

Smooth ceiling, uPVC double glazed window to side and rear, radiator, built in wardrobes, door into

En-suite: 6'5" x 3'6" approx (1.97 x 1.08 approx)

Smooth ceiling, extractor fan, uPVC double glazed window to side radiator, part tiled walls, three-piece suite comprising of Low-Level W.C, pedestal wash hand basin, shower cubicle.

Bedroom Two: 13'1" (to wardrobe) x 8'5" approx (3.99 (to wardrobe) x 2.59 approx)

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

Bedroom Three: 11'8" x 8'5" approx (3.56 x 2.59 approx)

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

Bedroom Four: 6'9" x 6'5" approx (2.08 x 1.96 approx)

Smooth ceiling, uPVC double glazed window to rear, radiator,

Family Bathroom: 6'5" x 5'2" approx (1.97 x 1.58 approx)

Smooth ceiling, extractor fan, part tiled walls, radiator, linoleum flooring, three-piece suite comprising of Low-Level W.C, pedestal wash hand basin, bath with shower attachment.

External:

To the front of the property is a lawned area with mature plants and trees, with steps up to the property. To the rear is an enclosed low maintenance garden, laid to patio and astro turf., built-in Hot Tub, Rear gated pedestrian access leads to the garage and off-road parking for Two Vehicles

Tenure:

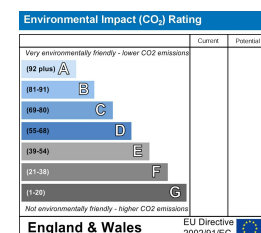
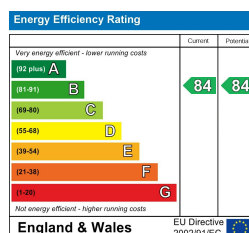
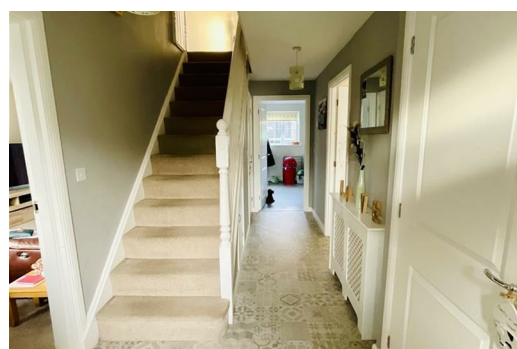
Freehold.

Council Tax Band:

We have been advised that the property is band E

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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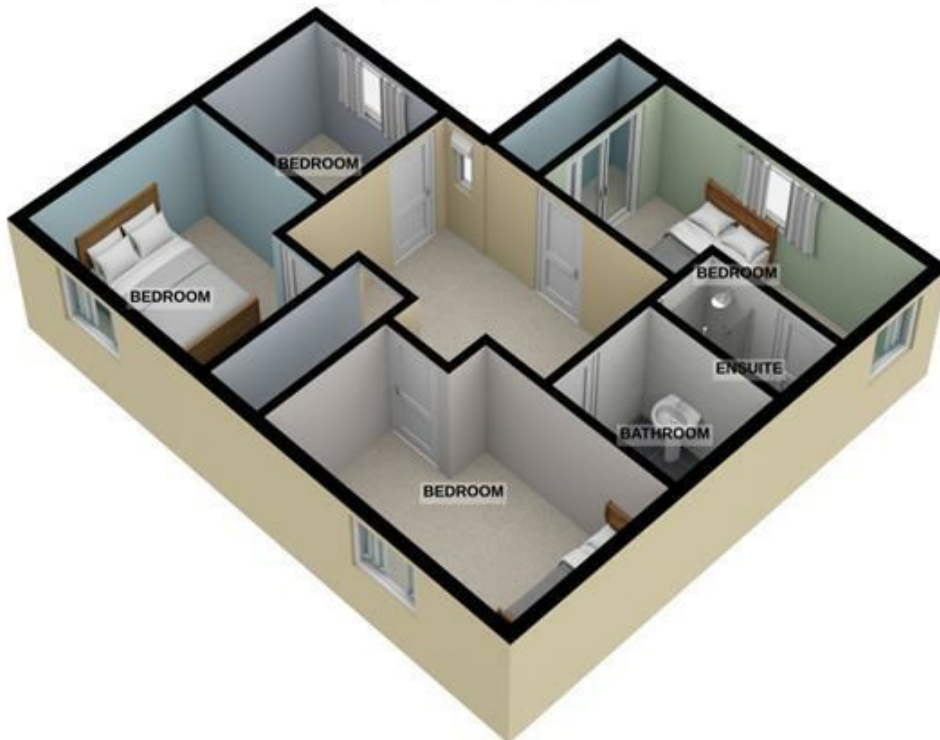
E-mail: properties@willow-estates.com

www.willow-estates.com

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 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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