



## 4 Brynmelyn Avenue, Llanelli, Carmarthenshire SA15 3RT £149,950

Nestled in the charming area of Llanerch, Llanelli, this semi-detached house on Brynmelyn Avenue offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. With two reception rooms and a sun room and extra reception room (currently used as a bedroom) it provides ample room for relaxation and entertaining. The house also boasts two bathrooms, ensuring that morning routines run smoothly for everyone in the household. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs. One of the standout features of this property is the generous parking space, accommodating several vehicles. This is a rare find in the area and adds significant value for those with multiple cars or visitors. Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. In summary, this semi-detached house on Brynmelyn Avenue presents a wonderful opportunity for anyone seeking a spacious and well-appointed home in Llanelli. With its ample living space, convenient parking, and desirable location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own. ( Please note the property is of steel framed construction ) EPC : E Council Tax Band B, Tenure: Freehold. CHAIN FREE





**Entrance;**  
Via uPVC entrance door itno;

**Entrance Hallway:**  
Coved ceiling laminate flooring, stairs to first floor, doors into:

**Sitting Room: 12'2 x 8'4 approx (3.71m x 2.54m approx)**  
Beamed ceiling, uPVC double glazed window to front, , radiator, laminate flooring, storage cupboard, bi fold door into kitchen.

**Lounge: 15'6 x 11'6 approx (4.72m x 3.51m approx)**  
Beamed ceiling, uPVC double glazed window to front, uPVC double glazed door to rear, radiator, laminate flooring, feature fireplace, door into:

**Kitchen: 15'6 max x 13'6 approx (4.72m max x 4.11m approx )**  
Coved and beamed ceiling, three uPVC double glazed windows to sides, uPVC door to rear, part tiled walls, radiator, linoleum flooring, under stairs storage area. Range of wall and base units with complimentary work surfaces over, integrated four ring gas hob, integrated double oven, one and a half stainless steel sink unit with mixer tap and drainer, space for washing machine, space for fridge freezer. Fossil Fuel aga ( not tested)

**Sun Room: 17'2 max x 7'5 max approx (5.23m max x 2.26m max approx)**  
Perspex roof, uPVC door to to front and side, uPVC double glazed windows to sides, part tiled part laminate floor, wall mounted boiler. Door into

**Sitting room 11'7 x 8 approx (3.53m x 2.44m approx )**  
Smooth ceiling, spot lights, window to front, radiator, laminate flooring,

**W.C/Shower**  
Walk in shower, low level W.C and pedestal wash hand basin.

**First Floor:**  
**Landing:**  
Coved ceiling, access to loft space uPVC double glazed window to rear, storage cupboard.

**Bedroom One: 13'8 x 10'7 approx (4.17m x 3.23m approx )**  
Coved ceiling, two uPVC double glazed windows to front, radiator, built in wardrobes, storage cupboard.

**Bedroom Two: 10'9 x 8'5 approx (3.28m x 2.57m approx )**  
Coved ceiling, two uPVC double glazed windows to front, radiator, built in wardrobes.

**Bedroom Three: 8'9 x 6'5 approx (2.67m x 1.96m approx )**  
uPVC double glazed windows to rear, radiator, built in storage .

**Shower Room: 8'5 x 4'3 approx (2.57m x 1.30m approx )**  
Smooth and coved ceiling, obscured uPVC double glazed window to rear, tiled walls, wall mounted vertical towel heater, linoleum flooring, low level W.C , pedestal wash hand basin, shower.

**External:**  
To the front of the property is a long driveway up to the house with parking for several vehicles, garden laid mainly to lawn, with a patio area laid with decorative stone. Side gated pedestrian access leads to the enclosed rear garden with a small patio area and a further area laid with decorative stone.

**Tenure:**  
We are advised that the property is Freehold

**Council Tax Band :**  
We are advised that the property is Council Tax Band 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. ( Please note the property is of steel framed construction so advice should be sought from your financial advisor prior to making an offer)



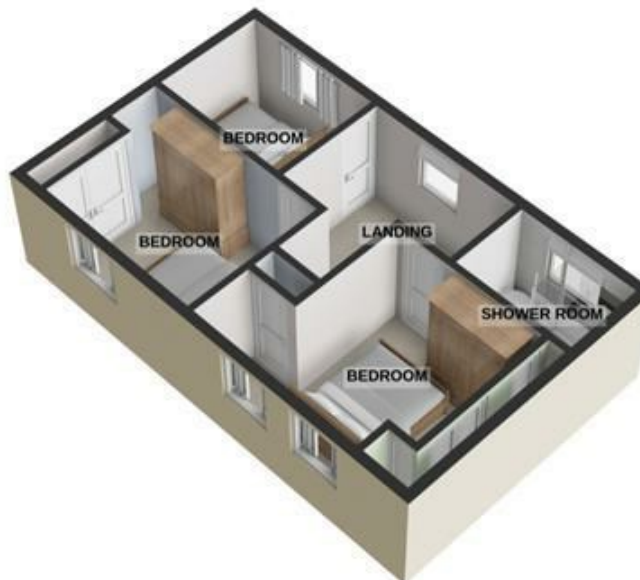
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## 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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