



**85 Bryn Uchaf, Llanelli, SA14 9UJ**  
**£169,995**

Located in Bryn Uchaf, in the village of Bryn, end of link house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, the layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. The absence of a chain ensures a smooth and efficient purchasing process, allowing you to settle into your new abode without unnecessary delays. The location in Bryn is particularly appealing, offering a blend of community spirit and accessibility to local amenities. Whether you are looking to explore the scenic surroundings or enjoy the vibrant culture of Llanelli, this property serves as a perfect base. In summary, this end of link house in Bryn Uchaf is a fantastic choice for first-time buyers, combining comfort, convenience, and a welcoming atmosphere. Do not miss the chance to make this lovely property your new home. Energy Rating - C, Tenure - Freehold, Council Tax Band - C



## Ground Floor

### Entrance

Access via entrance door leading into:

### Entrance Hallway

Smooth ceiling, smoke detector, tiled floor, storage cupboard, radiator.



### Cloakroom

A two piece suite comprising of pedestal wash hand basin, low level W.C., smooth ceiling, radiator, part tiled walls, tiled floor, uPVC double glazed window to front.

### Kitchen 6'1 x 10'4 approx (1.85m x 3.15m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, gas four ring hob with extractor hood over, electric oven, integrated fridge freezer, plumbing for washing machine, single stainless steel sink unit with mixer tap, uPVC double glazed window to front, tiled floor.

### Lounge 17'9 x 12'6 approx (5.41m x 3.81m approx)

Smooth ceiling, two radiators, T.V point, two uPVC double glazed windows to rear, uPVC double glazed French Doors to rear garden.

## First Floor

### Landing

Smoke detector, access to loft space



### Bedroom One 9'6 x 12'6 approx (2.90m x 3.81m approx)

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

### En-suite

A three piece suite comprising of low level W.C., pedestal wash hand basin, shower in separate shower enclosure, smooth ceiling, radiator, uPVC double glazed window to side, tiled floor, part tiled walls.



### Bedroom Two 12'8 x 8'3 approx (3.86m x 2.51m approx)

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

### Bathroom 6'3 x 6'4 approx (1.91m x 1.93m approx)

A three piece suite comprising of bath, low level W.C., wall mounted wash hand basin, smooth ceiling, tiled floor, radiator, part tiled walls, uPVC double glazed window to side.



### External

The front of the property is laid with attractive gravel stones with side pedestrian access to the rear enclosed garden. The rear garden is laid mainly with patio slabs, some artificial lawn and gravel stones. Allocated Car Parking



### Tenure

We are advised the tenure is Freehold

### Council Tax Band

We are advised the Council Tax Band is C

### 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**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	91	
(81-91)	B		
(69-80)	C	76	
(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	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	EU Directive 2002/91/EC

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GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 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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