Willow Estates



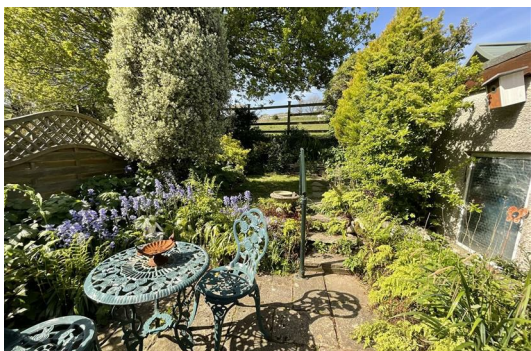
71 Parc Brynmawr, Llanelli, SA15 4PG

£179,000

Welcome to Diwedd Yr Haf at Parc Brynmawr Furnace. This delightful semi-detached house offers a perfect blend of comfort, peace, tranquillity and style. One of the standout features of this property are the stunning views over Gower and the Burry Estuary. The detached garage adds further convenience, providing secure storage or potential for a workshop. Parking is a breeze with space available for up to two vehicles, making it perfect for those with multiple cars or guests. The property also boasts a conservatory allowing you to appreciate the garden and the fields behind . The residence is not just a house, it is a place where memories can be made. With its desirable location and thoughtful features, it presents an excellent opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this charming property your new home. Energy Rating - D. Tenure - Freehold. Council Tax Band - B.







Ground Floor

Entrance
Access via uPVC double glazed entrance door leading into:

Hall
Textured ceiling, under stairs storage cupboard

Lounge 12'5 (into bay) 14'7 approx (3.78m (into bay) 4.45m approx)
Coved and textured ceiling, uPVC double glazed bay window to front with views over the Gower, wall mounted storage heater, wood fire surround with marble effect hearth and electric coal effect fire set within.

Inner Hall
Stairs to First Floor

Dining Room 10'0 x 7'9 approx (3.05m x 2.36m approx)
Coved and textured, two wall mounted storage heaters with lattice covers, sliding doors leading into:

Conservatory 7'1 x 8'1 approx (2.16m x 2.46m approx)
Of uPVC construction, uPVC double glazed windows, tiled floor, wall mounted storage heater, wood stable style door to rear garden.

Kitchen 7'0 x 10'6 approx (2.13m x 3.20m approx)
A fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and textured ceiling, single stainless steel sink unit with mixer tap, plumbing for washing machine, integrated fridge, electric four ring hob and oven with extractor fan over, tiled floor, part tiled walls, uPVC double glazed window to rear, uPVC double glazed entrance door.

First Floor

Landing
Coved and textured ceiling, access to loft space, smoke detector, airing cupboard with shelf., uPVC double glazed window.

Bedroom One 10'9 x 8'6 approx (3.28m x 2.59m approx)
Textured ceiling, wall mounted storage heater, uPVC double glazed window to front with views over the Gower, storage cupboard with shelving, opening into:

Dressing Room
Previously used as the third bedroom and can be easily converted back to a third bedroom. Fitted wardrobes and shelving unit, uPVC double glazed window to front with views over the Gower

Bedroom Two 9'9 x 8'9 approx (2.97m x 2.67m approx)
Textured ceiling, storage cupboard with hanging rail and shelf, uPVC double glazed window to rear.

Bathroom 7'7 x 5'5 approx (2.31m x 1.65m approx)
A three piece suite comprising of pedestal wash hand basin, bath with shower over, low level W.C., textured ceiling, tiled floor, part tiled walls, uPVC double glazed window to rear.

External
The front of the property benefits from a tarmacadam area which leads to a paved drive and Detached Garage, there is a further paved area with various shrubs. The rear enclosed garden is laid with a paved area and lawned area which backs onto open fields.
There is an area of unadopted roadway at the front of No 71 which grants access to neighbouring properties Nos 69, 67 and 65.

Garage
With up and over door













35 Thomas Street, Llanelli, SA15 3JE
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Council Tax Band
We area 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

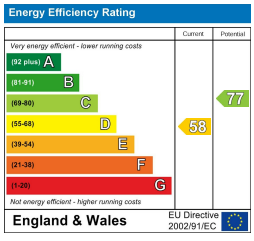


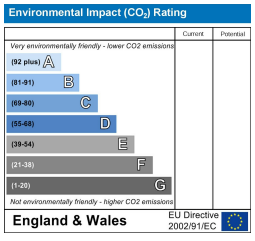












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GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 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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