



**80 Brynawelon, Llanelli, SA14 8RA**  
**£149,995**

Welcome to Brynawelon, Bryn, Llanelli, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The property is in need of some updating, enabling its next owner to make this house their own. One of the standout features of this property is the ample parking space, accommodating up to three vehicles, which is a rare find in many homes today. Also the good size rear garden again a blank canvas can be landscaped to your own taste and requirements. Situated in a friendly neighbourhood, this residence is close to local amenities, schools, and parks, making it an excellent choice for those who value community living. Conveniently situated the property allows for easy commutes and leisure activities. This semi-detached house in Brynawelon is not just a place to live; it is a place to call home. With its spacious layout and convenient location, it presents a wonderful opportunity for anyone looking to settle in this lovely part of Llanelli. Ideal for First Time Buyers, do not miss the chance to make this charming property your own. NO CHAIN. EPC: TBC, Tenure: Freehold, Council Tax Band: B.



## Entrance:

Via uPVC entrance door into:

## Hallway:

Coved and textured ceiling, laminate flooring, stairs to first floor, door into:

## Lounge: 16'6 x 12'7 max approx (5.03m x 3.84m max approx)

Coved and textured ceiling, uPVC double glazed window to front and rear, radiator, laminate flooring.



## Kitchen/Diner: 17'2 x 12'5 max ( 9'2 min) approx (5.23m x 3.78m max ( 2.79m min) approx)

Coved and textured ceiling, uPVC double glazed window to front and rear, part tiled walls, radiator, laminate flooring. Range of wall and base units with complimentary work surfaces over, stainless steel sink unit with mixer tap and drainer, fireplace, under stairs storage cupboard.

## First Floor:

### Landing:

Coved and textured ceiling, uPVC double glazed window to rear.



### Bedroom One: 12'9 x 9'5 approx (3.89m x 2.87m approx)

Coved and textured ceiling, uPVC double glazed window to front, radiator, floorboards. Two storage cupboards one housing wall mounted boiler.



### Bedroom Two: 9'10 x 9'2 approx (3.00m x 2.79m approx)

Coved and textured ceiling, uPVC double glazed window to front, radiator, floorboards. Storage cupboard.

### Bedroom Three: 10 x 7 approx (3.05m x 2.13m approx)

Coved and textured ceiling, uPVC double glazed window to rear radiator.



### Bathroom: 6'10 x 6 approx (2.08m x 1.83m approx)

Coved and textured ceiling, uPVC double glazed window to rear, tiled walls, radiator, linoleum flooring. Three piece suite comprising of low level W.C pedestal wash hand basin, bath with shower over.



## External:

To the front of the property is a driveway for several vehicles, side gated pedestrian access leads to a good size rear garden. External W.C two storage sheds.

## Tenure:

We have been advised that the Tenure is Freehold:

## Council Tax Band:

We have been advised that the Council Tax IS 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**

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

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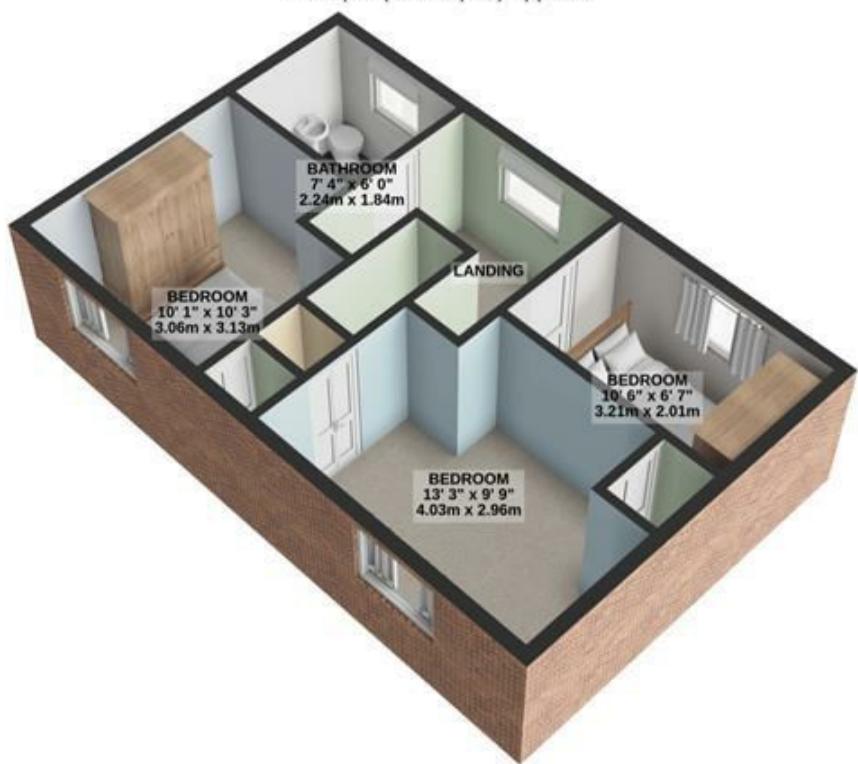
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GROUND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 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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