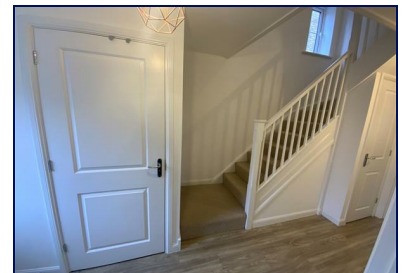


## 92 Bryn Uchaf, Bryn, Llanelli, Carmarthenshire, SA14 9UQ



**£269,995**



An immaculately presented four bedroom detached family home with off road parking and garage to side located on a popular development in the village of Bryn. The property comprises of light and airy entrance hallway giving access to the family lounge, downstairs cloak room and onto the kitchen diner. Upstairs the property benefits from master bedroom with en-suite and further three bedrooms and family bathroom, the fourth bedroom is an ideal space for a home office. There is off road parking to the front giving access to the garage and side access directly into your garden.

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**RICS**



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### **Hallway:**

Entered via double glazed front door, stairs lead to the first floor, window to front, under stairs cupboard, radiator, telephone point.



### **Cloakroom:**

Fitted with a low level W.C, and wash hand basin, part tiled walls, vinyl tile effect floor, radiator, extractor fan, double glazed window to front.



### **Lounge:**

15'6" x 11'8" (4.72m x 3.56m)

Double glazed window to front, radiator, t.v. and telephone point.



### **Kitchen With Dining Area:**

19'4" x 13'5" (5.89m x 4.09m)

Fitted with a range of base and wall units with complimentary work surfaces, one and a half bowl stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, plumbing for dishwasher, electric oven and gas hob with extractor over, space for fridge freezer, wall mounted gas fired central heating boiler, vinyl tile effect flooring, two radiators, double glazed window to rear and double glazed patio doors leading out to the rear patio.





### **Landing:**

Double glazed window to side, radiator, access to loft, airing cupboard housing water tank and shelving, smoke detector.



### **Bedroom 1:**

10'0" x 9'2" (3.05m x 2.79m)

Double glazed window to front, radiator, fitted wardrobe with hanging rails and shelving, door leads to:



### **En-suite:**

Fitted with a suite comprising of a low level W.C, wash hand basin and shower cubicle, radiator, shaving point, double glazed window to side, extractor fan.



### **Bedroom 2:**

10'1" x 9'11" (3.07m x 3.02m)

Double glazed window to rear, radiator.



### **Bedroom 3:**

9'7" x 9'4" (2.92m x 2.84m)

Double glazed window to front, radiator.



### **Bedroom 4:**

9'0" x 6'11" (2.74m x 2.11m)

Double glazed window to rear, radiator.



### **Bathroom:**

With a 3 piece suite of w.c. and wash hand basin, panelled bath with shower above, radiator, tiled splash backs, double glazed window to side.



### **Externally:**

Front lawned garden with driveway to detached garage, side pedestrian access to enclosed rear garden laid to lawn and patio.



### **Services:**

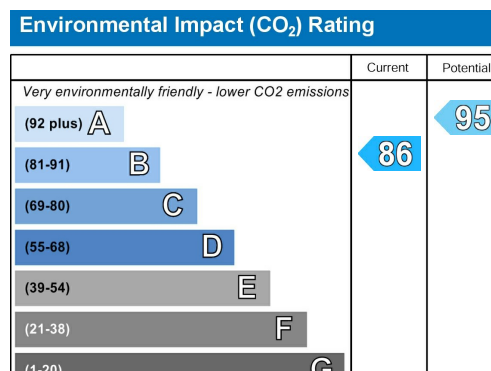
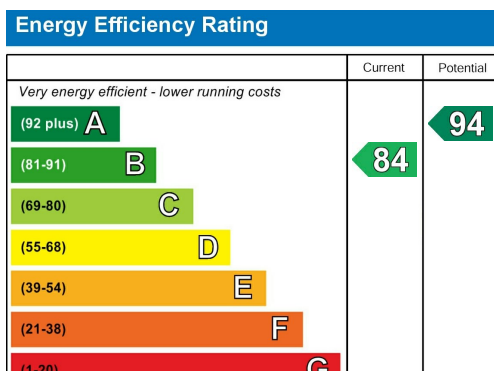
We are advised that all mains services are connected.

EPC - B84

Council Tax Band - E

\* Please note all photos are taken with a wide angle lens camera,





**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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

### Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.