

17 Brynmefys, Llanelli, SA15 4NG



£139,182



Three Bedroom Semi-Detached New Build house for sale, sitting in a good sized plot with garden to front & rear. THIS IS AN AFFORDABLE HOME AVAILABLE FOR ELIGIBLE APPLICANTS ONLY.

High quality, energy efficient EPC A rated new build affordable home in the Furnace area of Llanelli with Air Source Heat Pump heating and solar panels.

Please note this is an affordable home available for eligible applicants only.

Location has a semi-rural feel, on the edge of Llanelli, good road links, bus route, access to local Furnace.

The property is Freehold, and offers a good option on the "Help to Buy a Home" web pages on Carmarthenshire County Council web site.

If you are interested in buying this home you will need to be registered to buy an affordable home with Carmarthenshire County Council (see their website for details) and you are encouraged to make arrangements to view the properties. There are three in total currently available. Contact Mallard and we can put you in touch with the right person to chat about your options to buy these homes.

EPC: A Square Ft: 835

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Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk



RICS



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PROTECTED

Entrance Hallway

Via uPVC double glazed door with obscure glass, stairs to first floor, understairs storage cupboard, radiator, storage cupboard, vinyl flooring, uPVC double glazed window to rear, smooth ceiling.



Cloakroom

Wall mounted sink unit, low level W.C., radiator, vinyl flooring, uPVC double glazed window to side with obscure glass, smooth ceiling.



Lounge/Diner

23'7" x 10'0" max (7.21 x 3.05 max)

Smooth ceiling, two uPVC double glazed windows to front, two radiators, smooth ceiling, vinyl flooring.



Kitchen

9'2" x 6'10" (2.80 x 2.10)

Fitted with a range of base & wall units with complimentary worksurface over, stainless steel sink unit, built in electric oven, grill & 4 ring hob with extractor hood over, space for tumble dryer, plumbing for washing machine, vinyl flooring, walls tiled over worksurface, radiator, uPVC double glazed window to rear, uPVC double glazed door to rear with obscure glass, smooth ceiling.



FIRST FLOOR

Landing

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



Bedroom 1

13'1" x 9'10" (3.99 x 3.02)

uPVC double glazed window to front, radiator, smooth ceiling, vinyl flooring.



Bedroom 2

10'1" x 9'10" (3.08 x 3.00)

uPVC double glazed window to front, radiator, smooth ceiling, vinyl flooring, access to attic space.



Bedroom 3

6'11" x 9'5" max (2.13 x 2.89 max)

uPVC double glazed window to rear, radiator, smooth ceiling, vinyl flooring, built in storage cupboard.



Bathroom

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and panelled bath with wall mounted shower head attachment, fully tiled walls, extractor fan, vinyl flooring, heated towel rail, smooth ceiling, uPVC double glazed window to rear with obscure glass.



External

Front garden laid to lawn, gated side access to rear garden laid to lawn with patio area.

Services

Mains electric, water & drainage. Air source heat pump and solar panels.

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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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.