

## 38 Brynmefys, Llanelli, SA15 4NH



**£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 Council Tax: Pending

**Mallard**  
chartered surveyors · estate agents · lettings

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[www.mallard-properties.co.uk](http://www.mallard-properties.co.uk)

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



**RICS**

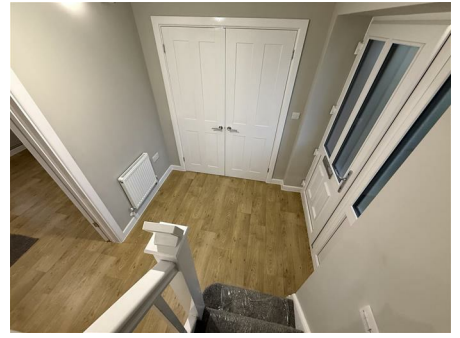


naea | propertymark

PROTECTED

## **Entrance Hallway**

Via uPVC double glazed entrance door, stairs to first floor, radiator, smooth ceiling, vinyl flooring, built in storage cupboard.



## **Cloakroom**

Low level W.C., wall mounted wash hand basin, radiator, vinyl flooring, smooth ceiling.



## Open Plan Kitchen/Diner Lounge

24'7" x 16'5" (I-shaped) (7.50 x 5.02 (I-shaped))

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



## FIRST FLOOR

## Landing

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



## Bedroom 1

13'5" x 9'1" (4.09 x 2.79)

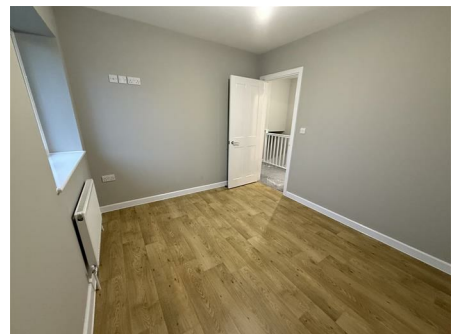
Smooth ceiling, vinyl flooring, uPVC double glazed window to rear, radiator, access to attic space.



## Bedroom 2

10'8" x 9'1" (3.26 x 2.79)

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





### **Bedroom 3**

6'9" x 9'11" max (2.08 x 3.03 max)

uPVC double glazed window to front, 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 shower head attachment over, extractor fan, heated towel rail, fully tiled walls, vinyl flooring, smooth ceiling, uPVC double glazed window to side with obscure glass.



### **External**

Front garden laid to lawn, gated side access to rear garden laid to lawn.



### **Services**

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



| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (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>                                    |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |         |           |
|------------------------------------------------------------|---------|-----------|
|                                                            | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |         |           |
| (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>                                            |         |           |

**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.