

# 48 Pant Bryn Isaf, Llwynhendy, Llanelli, Carmarthenshire, SA14 9EQ



**Asking price £250,000**



A Detached house located on this popular residential development, close to schools, Trostre Retail Park and easy commuting to Swansea and good access for link road to M4. An ideal family home with ample off road parking, garage & good sized easy to maintain garden to the rear.

Well presented throughout, the accommodation briefly comprises of Entrance Porch, Lounge, Kitchen/Diner, Cloakroom, Three Bedrooms, Bathroom and En-suite. This lovely home is ready for its next chapter and for ease of mind the current owners have already found a property to move to.

Call today to book your viewing.

EPC Rating-tbc, Square Metres-89, Council Tax- D

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## Entrance Porch

uPVC entrance door, tiled flooring, textured ceiling, radiator, uPVC double glazed window to side, door to:



## Lounge

15'10" x 10'11" (4.84 x 3.35)

uPVC double glazed window to front, radiator, laminate flooring, textured ceiling, stairs to first floor.



## **Kitchen/Diner**

9'4" x 19'7" (2.86 x 5.97)

Fitted with a range of base & wall units with Quartz worksurface over, 1 1/2 stainless steel sink unit, built in electric oven, grill & 4 ring gas hob with extractor hood over, plumbing for washing machine, space for fridge & freezer, laminate flooring, uPVC double glazed window to rear, uPVC double glazed French doors to rear, textured ceiling, breakfast bar, understairs storage cupboard, timber glazed door to side.



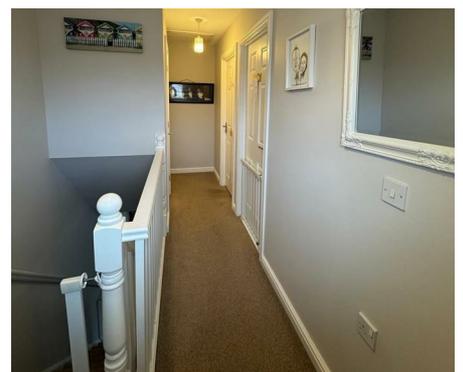
## **Cloakroom**

Low level W.C., wall mounted wash hand basin, tiled flooring, radiator, uPVC double glazed window to side with obscure glass, textured ceiling.

## **FIRST FLOOR**

### **Landing**

Access to attic space, textured ceiling, radiator, uPVC double glazed window to side.



## Bedroom 1

11'7" x 12'2" (14'6" max) (3.55 x 3.71 (4.43 max))

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



## En-suite

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and shower cubicle, linoleum flooring, textured ceiling, uPVC double glazed window to rear with obscure glass.



## Bedroom 2

10'7" x 9'7" (11'0" max) (3.25 x 2.94 (3.36 max))

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



## Bedroom 3

8'8" x 9'7" (2.65 x 2.93)

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



## Bathroom

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and panelled bath, partly tiled walls, linoleum flooring, radiator, uPVC double glazed window to side with obscure glass.



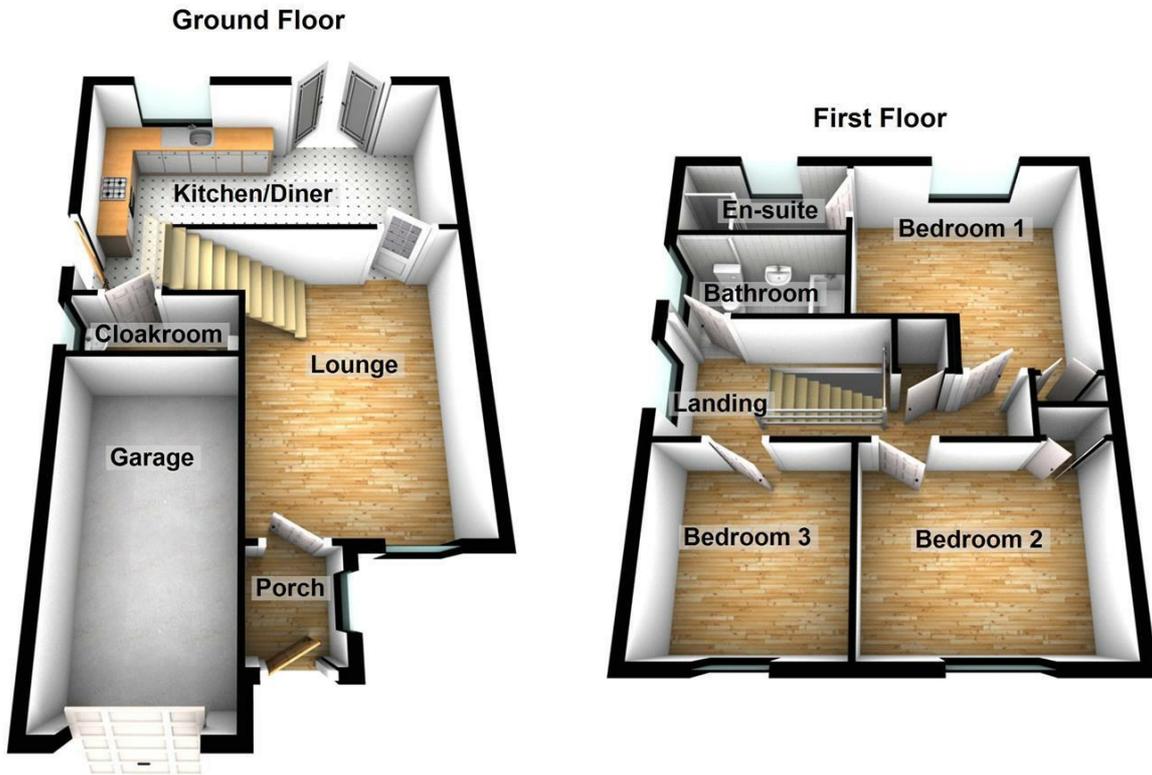
## External

Tarmacadam driveway providing off road parking leads to garage with up and over door, gated side access to rear garden with patio and raised decking.



## Services

Mains gas, electric, water & drainage.



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 CO<sub>2</sub> 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.