

47 Brynawelon, Llanelli, SA14 8PY



Offers in the region of £159,950



A three bed semi-detached house located on the outskirts of Town, within good proximity to Trostre Retail Park, Hospital & link road to M4. Well presented throughout, an ideal first time buy or suitable for investment, with the benefit of off road parking, good sized garden & gas central heating. No onward chain gives added appeal & peace of mind whilst the property has had a new roof completed January 2026.

Viewing by Appointment.
EPC Rating-D, Square Metres-78, Council Tax-B

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RICS



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PROTECTED

Entrance Porch

Via timber glazed door with obscure glass, two timber windows to front with obscure glass.

Entrance Hallway

Via timber glazed entrance door with obscure glass, stairs to first floor, radiator, smoke alarm, textured & coved ceiling, built in storage cupboard.



Dining Room

12'9" x 8'7" (3.91 x 2.62)

uPVC double glazed window to front, radiator, textured & coved ceiling, opening through to:



Lounge

10'8" x 11'10" (3.26 x 3.62)

uPVC double glazed sliding door to rear with side window, fitted shelving to alcove, fitted display unit with tiled hearth, coved & textured ceiling, radiator.



Kitchen

Fitted with a range of base & wall units with complimentary worksurface over, built in electric oven, grill & 4 ring gas hob with extractor hood over, plumbing for washing machine, laminate flooring, stainless steel sink unit, partly tiled walls, radiator, wall mounted gas central heating boiler, uPVC double glazed window to rear, uPVC double glazed door to rear with obscure glass, textured & coved ceiling.



FIRST FLOOR

Landing

uPVC double glazed window to side, access to attic space, radiator, coved & textured ceiling, smoke alarm.



Bedroom 1

11'1" x 11'8" (3.39 x 3.58)

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



Bedroom 2

10'4" x 9'1" (3.17 x 2.78)

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



Bedroom 3

7'10" x 8'7" (2.39 x 2.63)

uPVC double glazed window to front, coved & textured ceiling, radiator, storage space above stairs.



Bathroom

Fitted with a three piece suite comprising of pedestal wash hand basin, low level W.C. and panelled bath with wall mounted shower head over, extractor fan, vinyl flooring, radiator, coved & textured ceiling, uPVC double glazed window to rear & side with obscure glass.



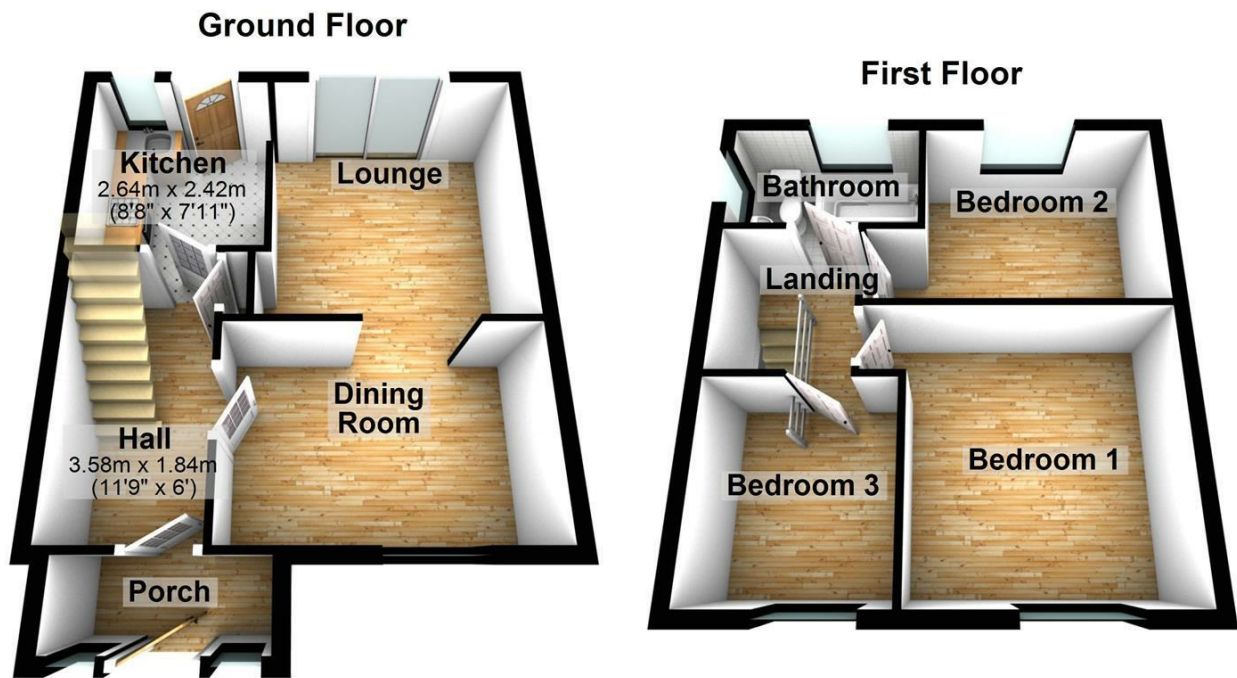
External

Front driveway, paved patio area, various trees & shrubbery, gated side access to rear garden with a mixture of lawn & chippings, patio, trees bordered to one side.



Services

Mains gas, electric, water & drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(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.