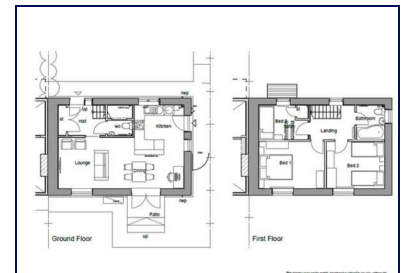


38 Brynmefys, Llanelli, SA15 4NH



£139,182



Three bedroom semi-detached new build house for sale.

High quality, energy efficient EPC A rated new build affordable home in the Furnce area of Llanelli.

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, walk 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 porperties. There are three in total currently available. Nominations of buyers for this home will be accepted until at least the 19th December 2025. 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

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RICS



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PROTECTED

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.