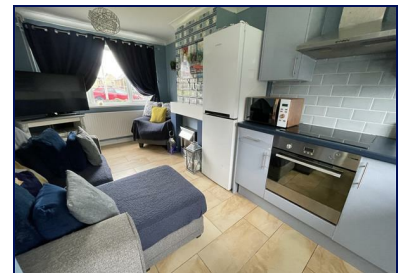


## 66 Bryngwyn Bach, Dafen, Llanelli, Carmarthenshire, SA14 8SF



**Offers in the region of £169,995**



Semi-detached three bedroom house in the Dafen area of Llanelli, a popular area due to its vicinity to local primary and secondary schools, good commuting links and access to local parks and shops.

The house is well presented and offers good living space, two good size rooms to the ground floor offering open plan living dining room and open kitchen family room. The first floor has the three bedrooms and shower room. Parking to the front driveway, enclosed flat rear garden laid to lawn. There is room to extend further subject to planning.

EPC: C Square Metres: 81 Council Tax Band: B

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**RICS**



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## Hall

Stairs to first floor, radiator.



## Living Dining Room

16'10" x 11'5" (5.15 x 3.49)

Window to front and rear, radiator.



## Kitchen

16'10" x 12'10"(9'6") (5.14 x 3.93(2.91))

Window to front and rear, door to rear, base and wall units, under stair cupboard, sink, built in oven, hob, extractor, spaces for washing machine, fridge freezer, radiator

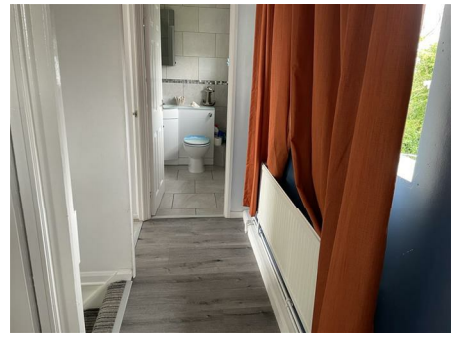


## First Floor



## Landing

Window to rear, loft access, radiator.



## Bedroom 1

12'9" x 9'3" (3.91 x 2.82)

Window facing front, radiator, built in cupboard.



## Bedroom 2

10'0" x 9'9" (3.05 x 2.99)

Window facing front, radiator, built in cupboard.



## Bedroom 3

9'11" x 7'6" (3.04 x 2.30)

Window facing rear, cupboard housing boiler, radiator.



## Bathroom

6'9" x 6'7" (2.07 x 2.03)

Corner shower, vanity housed wash hand basin and wc, window to rear.



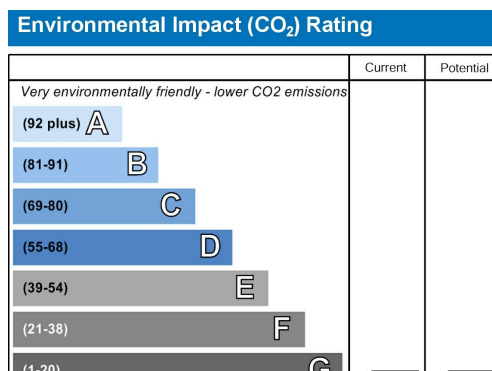
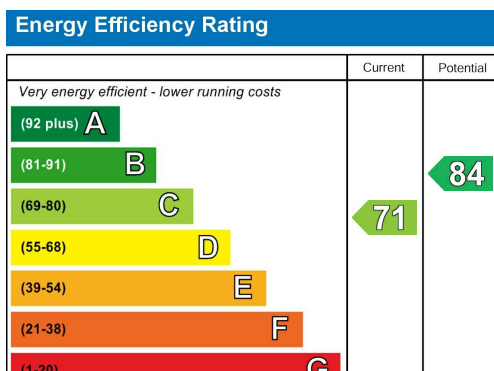
## Externally

Front driveway, lawn, side access to rear, three sheds, fenced enclosed garden laid to lawn.



## Services

Advised all mains. Wide angled lens has been used on occasion.



**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.