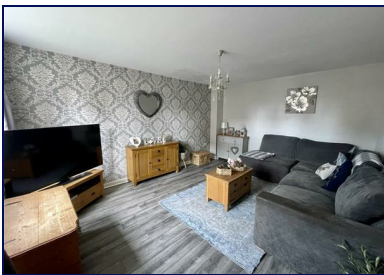


## 58 Bryn Uchaf, Bryn, Llanelli, Carmarthenshire, SA14 9UQ



**Offers in the region of £290,000**



We are delighted to offer For sale this well presented Detached House located in Bryn, Llanelli, within easy distance of A48/M4 for easy commute and accessibility to local amenities, Local Hospital and Trostre Retail Park. Situated on a popular, established development with the benefit of Garage & Off Road Parking, the property makes for an ideal family home with enclosed garden and spacious kitchen diner for easy entertaining. Four Bedrooms allows for ample living space with the added bonus of En-suite & Family Bathroom.

Viewing is by appointment.

EPC Rating - C, Square Metres- 98, Council Tax- E

**Mallard**  
chartered surveyors • estate agents • lettings

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Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: [llanelli@mallard-properties.co.uk](mailto:llanelli@mallard-properties.co.uk)

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

Also at Ammanford, Tel: 01269 597949 E: [ammanford@mallard-properties.co.uk](mailto:ammanford@mallard-properties.co.uk)



**RICS**



**naei | propertymark**

**PROTECTED**

## Entrance Hall

Via uPVC double glazed entrance door, radiator, stairs to first floor, smoke alarm, understairs storage cupboard, laminate flooring, smooth ceiling, uPVC double glazed window to front.



## Cloakroom

Low level W.C, pedestal wash hand basin, smooth ceiling, radiator, uPVC double glazed window to front with obscure glass, vinyl flooring.



## Lounge

15'4" x 11'7" (4.69 x 3.55)

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





## Kitchen Dining Room

13'5" x 19'5" (4.09 x 5.93)

Fitted with a range of base & wall units with complimentary worksurface over, integrated dishwasher, stainless steel sink unit with mixer tap, built in electric oven, grill & 4 ring gas hob with extractor hood over, space for fridge freezer, breakfast bar, smooth ceiling, two radiators, uPVC double glazed window to rear, uPVC double glazed French doors to rear.



## FIRST FLOOR

### Landing

Smooth ceiling, radiator, access to attic space, smoke alarm, storage cupboard, uPVC double glazed window to side.

## Bedroom 1

10'0" x 9'1" (3.06 x 2.77)

uPVC double glazed window to front, smooth ceiling, radiator, built in wardrobes with mirrored sliding doors.



## En-suite

Fitted with a three piece suite comprising of pedestal wash hand basin, shower cubicle and low level W.C., smooth ceiling, radiator, uPVC double glazed window to side with obscure glass, extractor fan, vinyl flooring.



## Bedroom 2

10'4" x 10'3" (3.15 x 3.13)

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



## Bedroom 3

10'4" x 10'3" (3.15 x 3.13)

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



## Bedroom 4

6'11" x 9'2" (2.12 x 2.80)

uPVC double glazed window to rear, smooth ceiling, radiator



## Bathroom

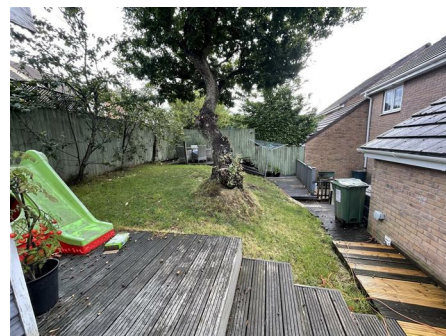
6'3" x 5'8" (1.92 x 1.74)

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



## Externally

Paved pathway with various trees & shrubbery, driveway leads to garage. Rear garden with patio, decking and garden laid to lawn with fruit trees. timber shed.



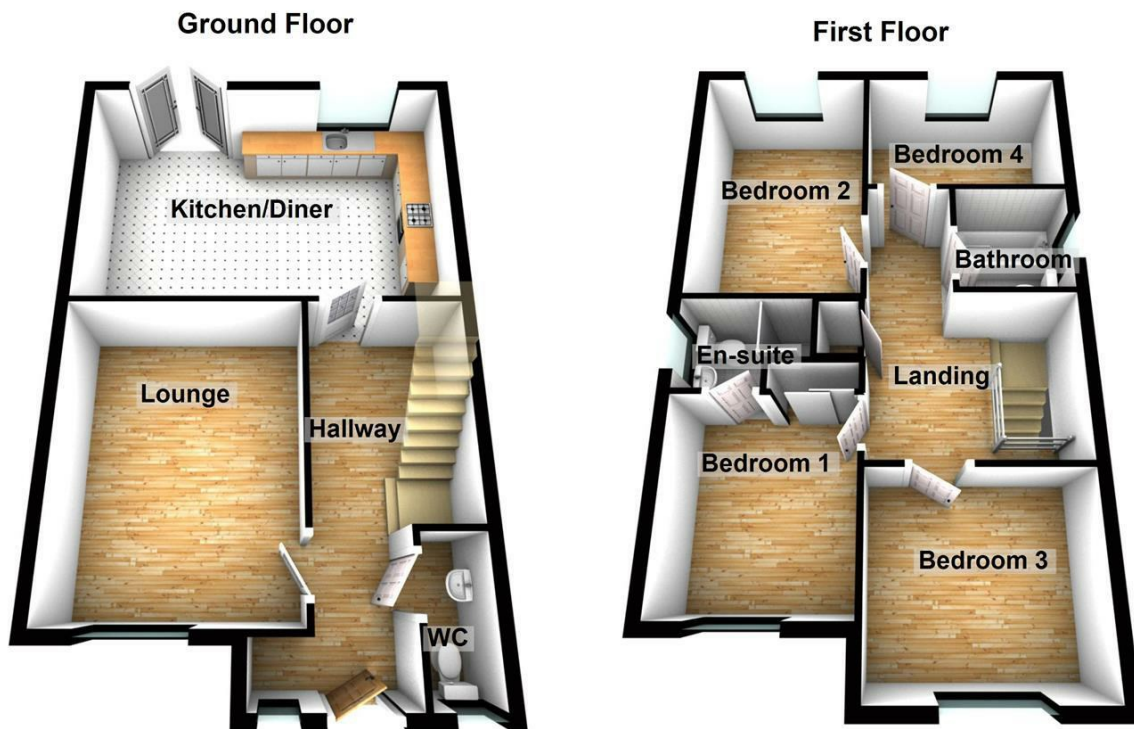
## Garage

Up and over door, electrics, glazed door to side leads to rear garden.

## Services

Advised all mains, wide angled lens has been used on occasion.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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.