

51 Bryn Uchaf, Bryn, Llanelli, Carmarthenshire, SA14 9UJ



Asking price £280,000



No onward buying chain with this ready to go four bedroom detached home in the ever popular Bryn Uchaf development in Bryn.

An area sought after as its location is good for commuting to the M4 and access routes to Swansea and Llanelli. The property benefits from a garage to side with a double length driveway. Four bedrooms, two receptions, two bathrooms and downstairs wc. The kitchen is a good size on this corner plot property, making the house very family friendly. Electric car charger.

EPC: C Square Metres: 112 Council Tax Band: E

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RICS



naei | propertymark

PROTECTED

Entrance Hallway

Stairs to first floor, cupboard, radiator, laminate flooring.



Living Room

15'11 x 10'03 (4.85m x 3.12m)

Window to front, french doors to conservatory, radiator, carpet.



Sitting Room

10'10 x 9'09 (3.30m x 2.97m)

Window to front and side, carpet, radiator.



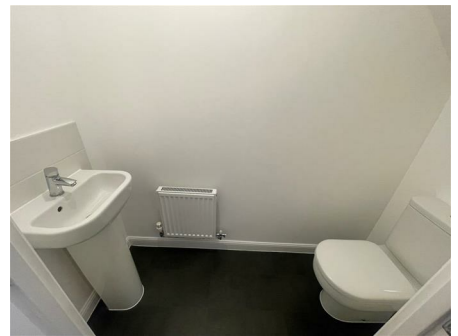
Conservatory

French doors to rear garden, radiator. Pitched opaque roof. Double doors to living room.



Cloakroom Wc

Wash hand basin, wc.



Kitchen

15'02 x 15'01 (4.62m x 4.60m)

Window facing rear and side, base and wall units, sink, breakfast bar, dining area, hob, extractor hob, double oven, doors to conservatory,



FIRST FLOOR

Landing

Carpet.



Bedroom 1

tbc (tbc)

Window facing rear and side, radiator, carpet.



En-Suite

6'10 x 4'0 (2.08m x 1.22m)

Shower, wash hand basin, wc, window facing side, radiator, part tiled walls.



Bedroom 2

15'0 x 8'10 (4.57m x 2.69m)

Window facing front, radiator, carpet.



Bedroom 3

12'01 x 9'02 (3.68m x 2.79m)

Bedroom facing rear, radiator, carpet.



Bedroom 4

22'11" x 3'3" x 19'8" x 19'8" (7'01" x 6'06")

Window facing rear, radiator, carpet.



Externally

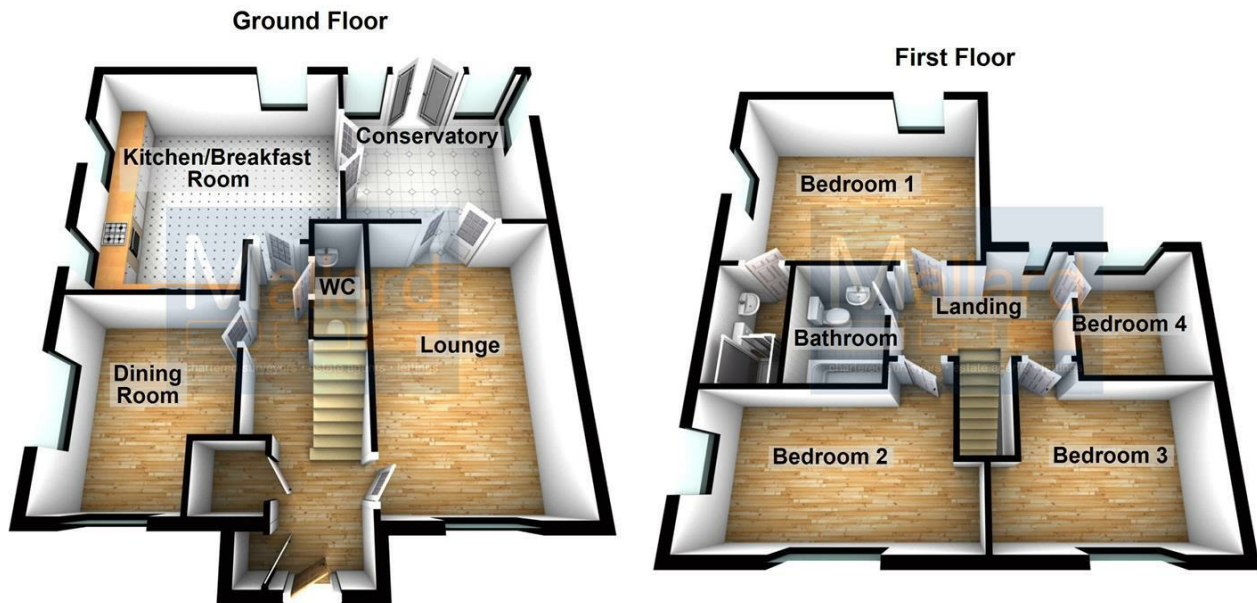
Enclosed rear garden largely laid to lawn with a decked area, access gate to side. Garage to side with double length driveway, garage has electrics. Electric car charger.



Services

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





For Illustration Purposes Only
Plan produced using PlanUp.

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		
	78	88

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		
	1	1

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.