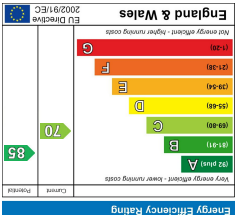
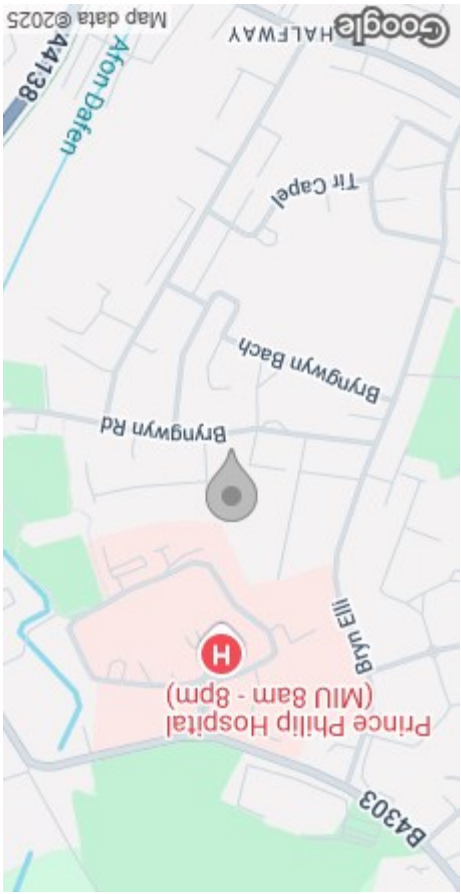


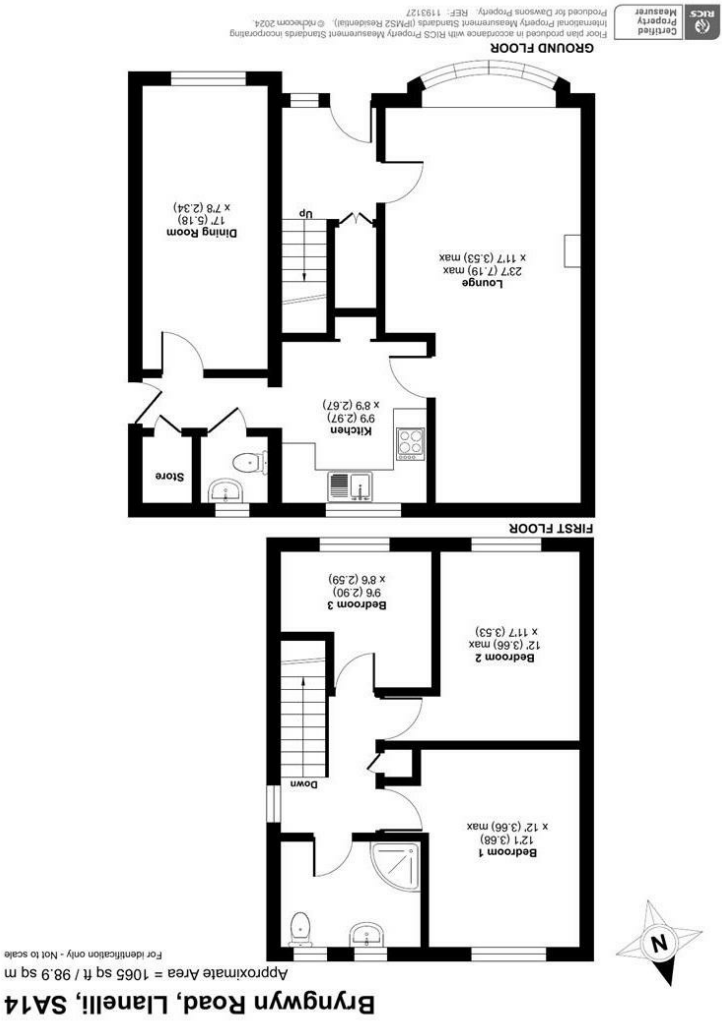
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Situated on the desirable Bryngwyn Road in Llanelli, this charming three-bedroom semi-detached house is a perfect family home waiting to be transformed. Boasting two reception rooms, a shower room, and a separate WC downstairs, this property offers ample space for comfortable living.

Standing proudly on a lightly elevated position. With schools within walking distance and amenities nearby, convenience is at your doorstep. Accessibility to the M4 Motorway and the retail park at Troste.

Parking is always a breeze with space for three vehicles off-road, making trips out hassle-free. This property comes with the added benefit of no onward chain, allowing for a smooth and swift transition to your new abode.

Although some updating is required, this house presents a fantastic opportunity to create a personalised space that suits your style and needs. Don't miss out on the chance to make this house your dream home in a sought-after location.

TENURE = Freehold COUNCIL TAX BAND -C=EPC-C

FULL DESCRIPTION

Entrance

Hallway

Lounge with dining area
23'7" x 11'6" max (7.19m x 3.53m max)

Kitchen
9'8" x 8'9" (2.97m x 2.67m)

Inner Hallway

WC

Storage Cupboard

First Floor

Bedroom One
12'0" x 12'0" (3.68m x 3.66m)



Bedroom Two
12'0" x 11'6" (3.66m x 3.53m)

Bedroom Three
9'6" x 8'5" (2.90m x 2.59m)

Shower Room

External

Front

Rear

Additional information

Vendor advises:
You are advised to refer to Ofcom checker for mobile signal and coverage.
Electric - Yes - EON
Gas - Yes - EON
Water - Yes - METER
Broadband - NO
Broadband Supplier - N/A

Material Information

Known Consideration: Please be advised that asbestos products may have been used in the original coatings on the walls and or ceilings. We recommend that you conduct your own checks.

