46 Bryncoch





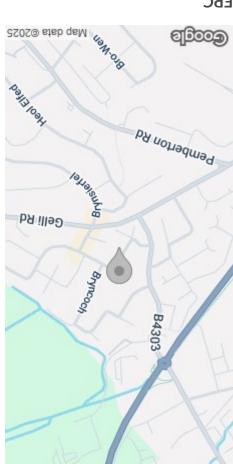






AREA MAP

Bryncoch, Llanelli, SA14



EbC



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atalements 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 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

or warranty in respect of the property.

PLOOR PLAN









GENERAL INFORMATION

Situated in the popular area Penceiliogi, Llanelli, this delightful ex local authority semi-detached house offers a wonderful opportunity for families seeking a comfortable and well-maintained home. Slightly elevated, the property boasts a pleasing aspect and has been $\,$ lovingly cared for by its current owners, ensuring it is in good order throughout.

Inside, you will find two reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and inviting, making it easy to create a warm and welcoming atmosphere. The house features three bedrooms, with the shower $\,$ $room\,conveniently\,located, serving\,the\,needs\,of\,the\,household\,with$

Outside, the property benefits from both front and rear gardens, $\,$ offering a lovely outdoor space. Additionally, a garage provides valuable storage or parking options,

enhancing the practicality of this home.

Situated in a sought-after location, this property is within easy $\,$ reach of all essential amenities, including local shops, schools, and a hospital, making it an ideal choice for families. The combination of a peaceful residential setting and convenient access to local facilities $\ makes \ this \ semi-detached \ house \ a \ truly \ appealing \ prospect.$ Whether you are looking to settle down or invest, this property is

FULL DESCRIPTION

Entrance Porch

Hallway

Sitting Room 16'11" x 12'7" max (5.17m x 3.85m max)

Family Room 11'6" x 9'5" (3.53 x 2.88)

Kitchen with Dining Room $13'3" \times 11'10" (4.05m \times 3.61m)$

First Floor

Landing

Bedroom One

13'1" x 10'11" (3.99m x 3.33m)

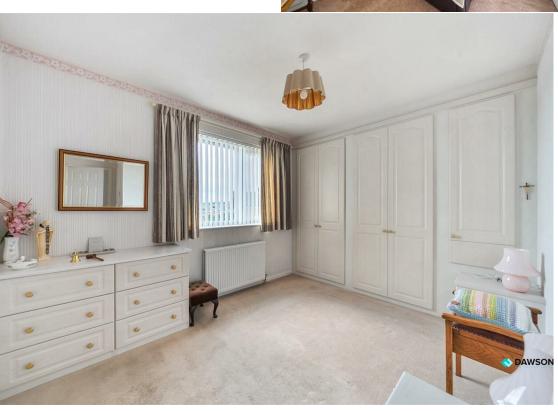


















Bedroom Three 9'2" x 7'8" (2.81m x 2.36)

Bathroom

External

Outbuildings 9'3" x 5'4" (2.82m x 1.64m)

ParkingGarage 4.90m x 2.41m and Drive

Council Tax Band = B

EPC= C

Tenure

Freehold

Services

Services

Heating System - Gas Mains gas, electricity, sewerage and

water (billed)

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.





