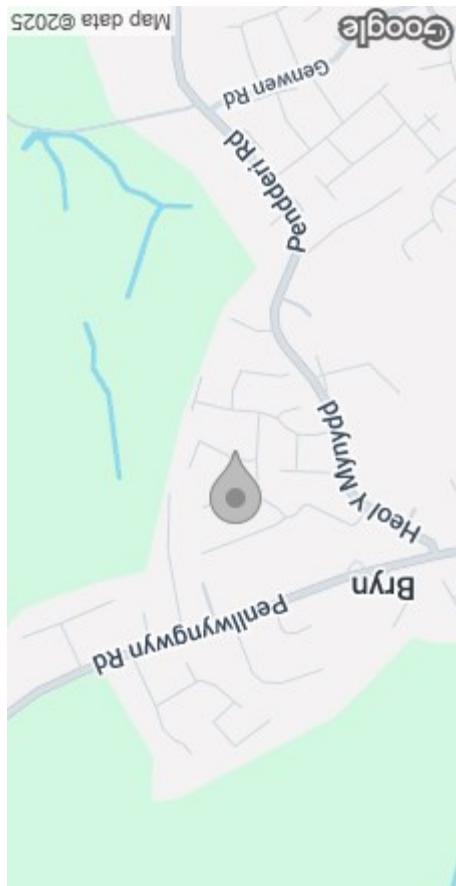


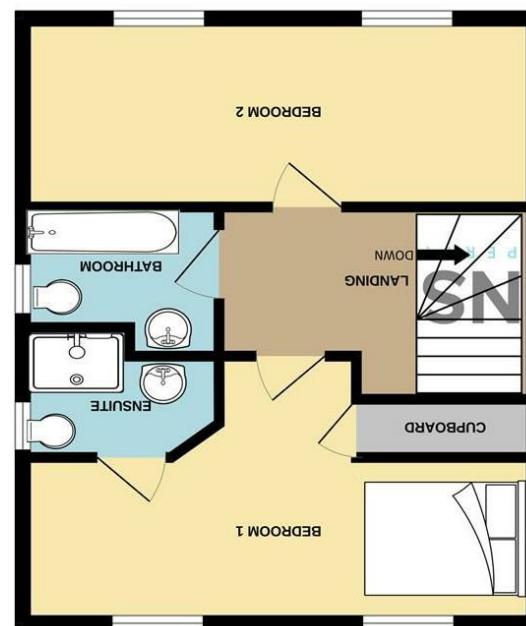
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. By any prospective purchaser, The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

### EPC



### AREA MAP



1ST FLOOR



GROUND FLOOR

### FLOOR PLAN



### 145 Bryn Uchaf

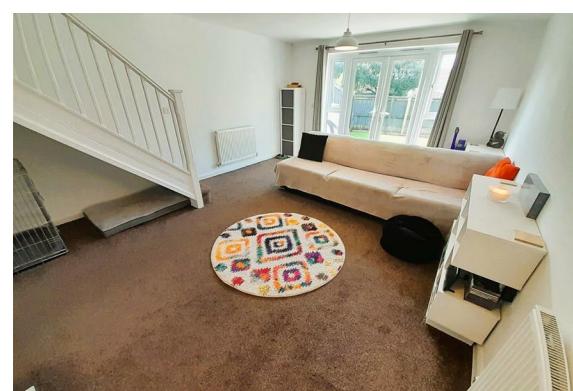
Bryn, Llanelli, SA14 9UJ

Asking Price £165,000



## GENERAL INFORMATION

Welcome to this immaculate modern end link property located in the select residential development of Bryn Uchaf, Bryn, Llanelli. This charming semi-detached house offers a perfect blend of comfort and convenience, with easy access to the M4 motorway and just a short distance from both Llanelli and Swansea. As you step into the property, you are greeted by an inviting entrance hall leading to a cloakroom, a well-appointed kitchen with a new central heating boiler installed within the last year, and a spacious lounge/dining room - perfect for entertaining guests or relaxing with your loved ones. The master bedroom boasts an en-suite for added privacy, while the second bedroom offers ample space for guests or family members. With three bathrooms in total, there will never be a queue in the morning rush. Outside, the front garden is beautifully laid with gravel and a driveway to the side provides parking space for at least two vehicles, ensuring convenience for homeowners. The enclosed rear garden offers a private outdoor space, ideal for enjoying a morning coffee or hosting summer barbecues. This property is ideal for first-time buyers looking to step onto the property ladder or for those seeking to downsize without compromising on quality. The well-presented interiors, generous room sizes, and the desirable location make this home a must-see. Don't miss the opportunity to view this property and appreciate all it has to offer. Book your viewing today and envision yourself living in this lovely home in Bryn Uchaf.



## FULL DESCRIPTION

### ENTRANCE HALLWAY

### CLOAKROOM

**KITCHEN**  
6'1" x 10'0" (1.87 x 3.06)

**LOUNGE/DINING ROOM**  
17'4" x 12'10" (5.29 x 3.93)



**FIRST FLOOR**  
**LANDING**  
**BEDROOM ONE**  
11'10" x 12'10" (3.63 x 3.93)  
**EN-SUITE**  
**BEDROOM TWO**  
12'11" x 8'4" (3.94 x 2.56)



**FAMILY BATHROOM**  
6'2" x 6'8" (1.90 x 2.05)

**EXTERNAL**  
**FRONT GARDEN AND SIDE DRIVEWAY**  
**ENCLOSED REAR GARDEN**

