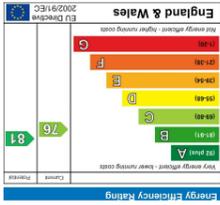


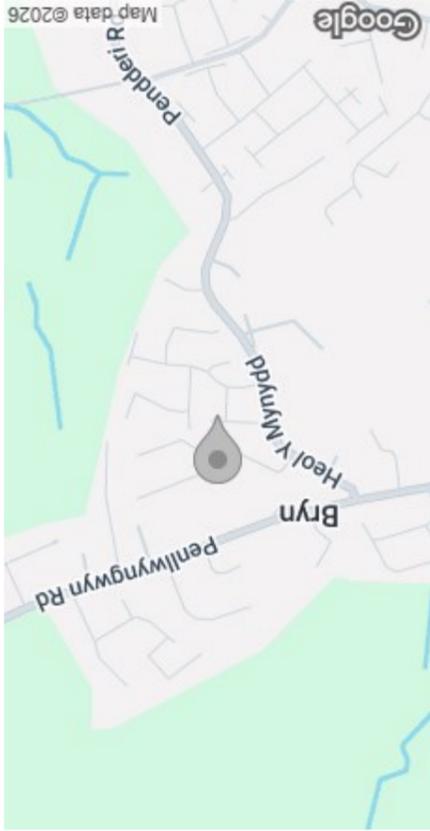


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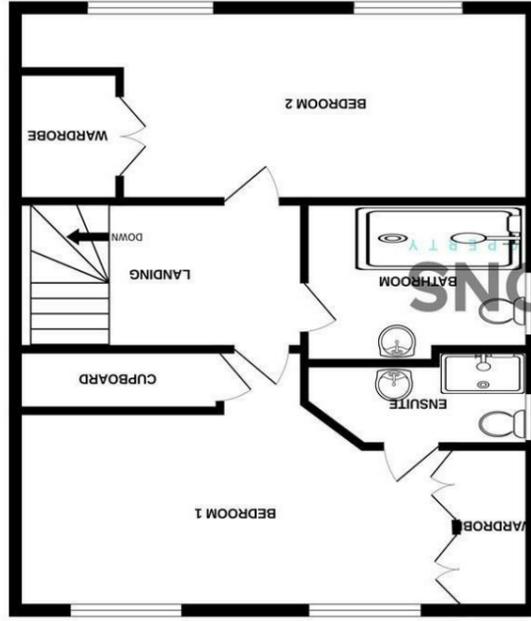
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such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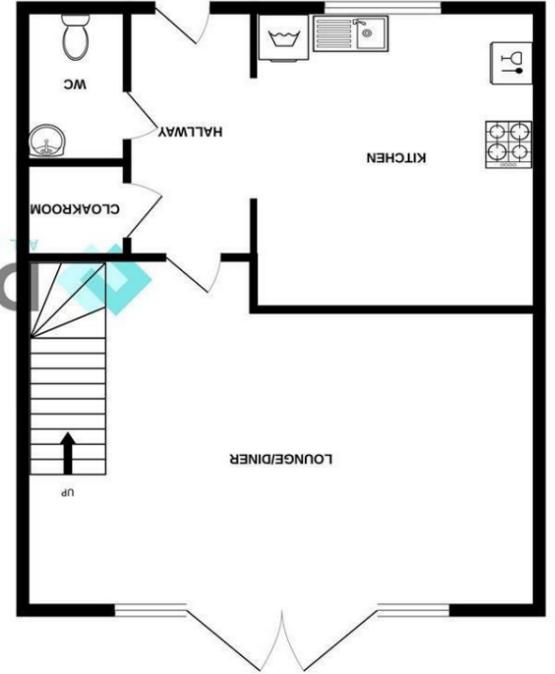
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



39 Bryn Uchaf
 Bryn, Llanelli, SA14 9UJ
 £182,500



GENERAL INFORMATION

Set within a popular development of similar homes, this beautifully presented semi-detached property offers an exceptional opportunity for buyers seeking a true turn-key home. Ideally positioned close to a range of everyday amenities, the property also benefits from excellent transport links, with the M4 easily accessible and both Llanelli town centre and Trostre Retail Park within convenient reach.

From the moment you step inside, it becomes clear that this is a home that has been lovingly maintained and thoughtfully styled. The standout feature is undoubtedly the décor throughout - tasteful, cohesive and carefully considered, creating a warm and inviting atmosphere in every room. Each space has been finished with a keen eye for detail, giving the property a modern yet comfortable feel that will appeal to a wide range of buyers.

The current owner has also upgraded the bathroom, adding a stylish and contemporary touch that enhances both the comfort and practicality of the home. Combined with the immaculate presentation throughout, this means the property is truly ready for its next owner to simply move in and enjoy.

The rear garden benefits from its own private side access and has been thoughtfully designed to create a peaceful, tranquil outdoor space. Perfect for relaxing or entertaining, it offers a calm retreat where you can unwind and enjoy the surroundings. Low-maintenance landscaping means you can spend more time enjoying the garden rather than worrying about hours of upkeep, making it an ideal setting for those seeking both comfort and convenience.



FULL DESCRIPTION

Entrance

Hallway

Cloak Room

2'11" x 5'0" (0.893 x 1.540)

Kitchen

5'11" x 9'11" (1.820 x 3.045)

Living/Dining Room

12'10" x 17'3" (3.922 x 5.265)

First Floor

Landing

Bedroom One

8'10" x 11'7" (2.706 x 3.548)

En-suite

5'5" x 6'2" (1.653 x 1.887)



Bedroom Two

8'2" x 12'10" (2.492 x 3.928)

Shower Room

6'8" x 6'2" (2.044 x 1.892)

External

Parking

Driveway

EPC- C

Council Tax Band = C

Tenure

Freehold

Services

