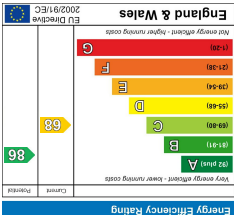
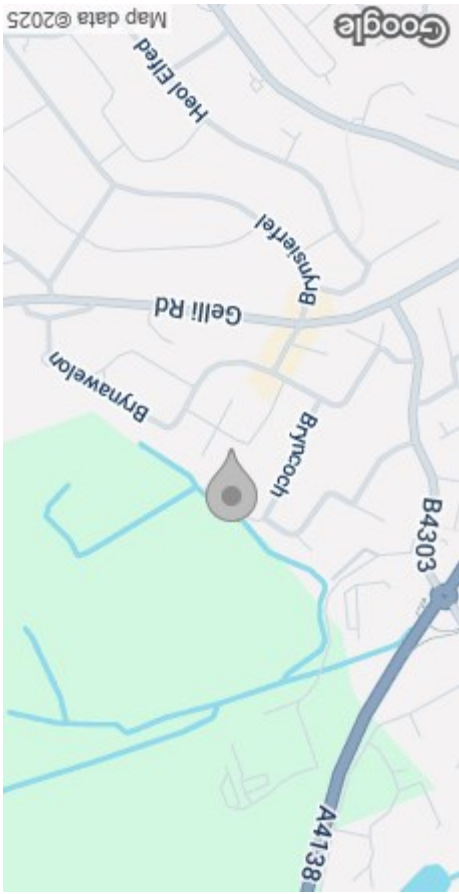


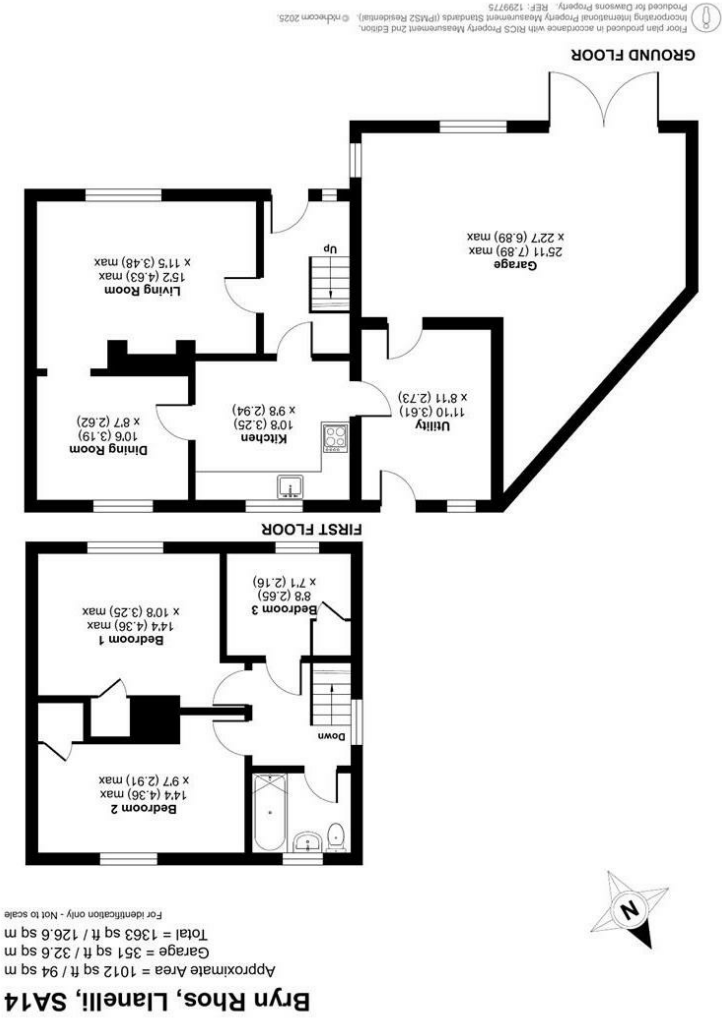
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



25 Bryn Rhos  
, Llanelli, SA14 8RD  
Offers Around £185,000

3 1 2 D



GENERAL INFORMATION

We have please in offering for sale this beautifully presented semi-detached house, the home offers an unique opportunity for those seeking a modern and stylish home. With three well-proportioned bedrooms, lounge, dining room, kitchen and utility area, this property has been tastefully modernised to create a warm and welcoming atmosphere.

The vendor has expertly utilised the available space, ensuring that every corner of the home is both functional and aesthetically pleasing. An integral garage adds convenience, while the private drive offers ample off-road parking. The property boasts delightful views to the rear, providing a serene backdrop for relaxation.

Set within a development of similar properties, the ex local authority home benefits from a sense of community, with local amenities just a short walk away. Whether you are a first-time buyer or looking to downsize, this property is sure to impress with its 'wow' factor and unique charm. We highly recommend scheduling a viewing to fully appreciate all that this lovely home has to offer. Don't miss out on the chance to make this exceptional property your own.

FULL DESCRIPTION

Entrance

Hallway

Living Room  
15'2" x 11'5" (4.63m x 3.48m)

Kitchen  
10'7" x 9'7" (3.25m x 2.94m)

Dining Room  
10'5" x 8'7" (3.19m x 2.62m)

Inner Hallway

Utility  
11'10" x 8'11" (3.61m x 2.73m)

Integral Garage  
25'10" x 22'7" (7.89m x 6.89m)

First Floor



Landing  
Bedroom One  
14'3" x 10'7" (4.36m x 3.25m)  
Bedroom Two  
13'11" x 9'6" (4.26m x 2.91m)  
Bedroom Three  
8'8" x 7'1" (2.65m x 2.16m)  
Family Bathroom

External

Parking  
Driveway and Garage

Tenure  
FREEHOLD

Services  
Heating System - Gas  
Mains gas, electricity, sewerage and water (billed)  
Broadband - The current supplier is BT (fibre)  
Mobile - There are no known issues with mobile coverage using the vendors current supplier, BT  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information  
Please note, this is an ex local authority property.

EPC =C

Council Tax Band = A

