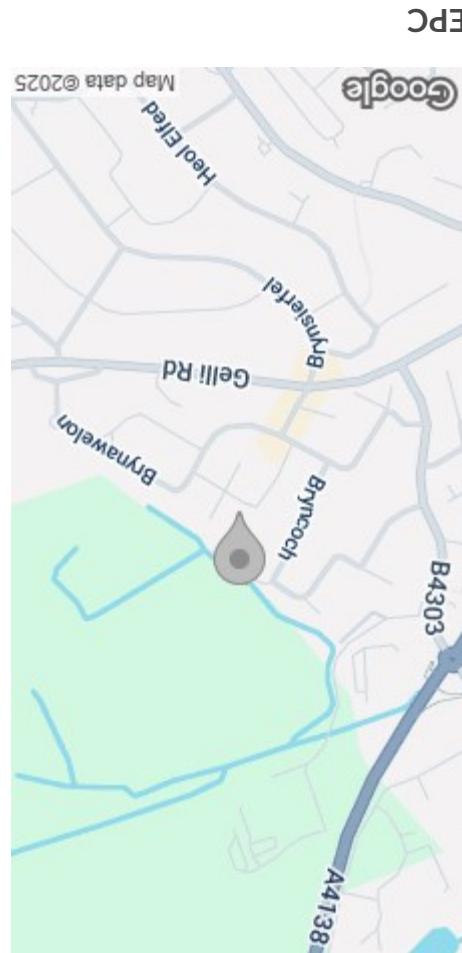
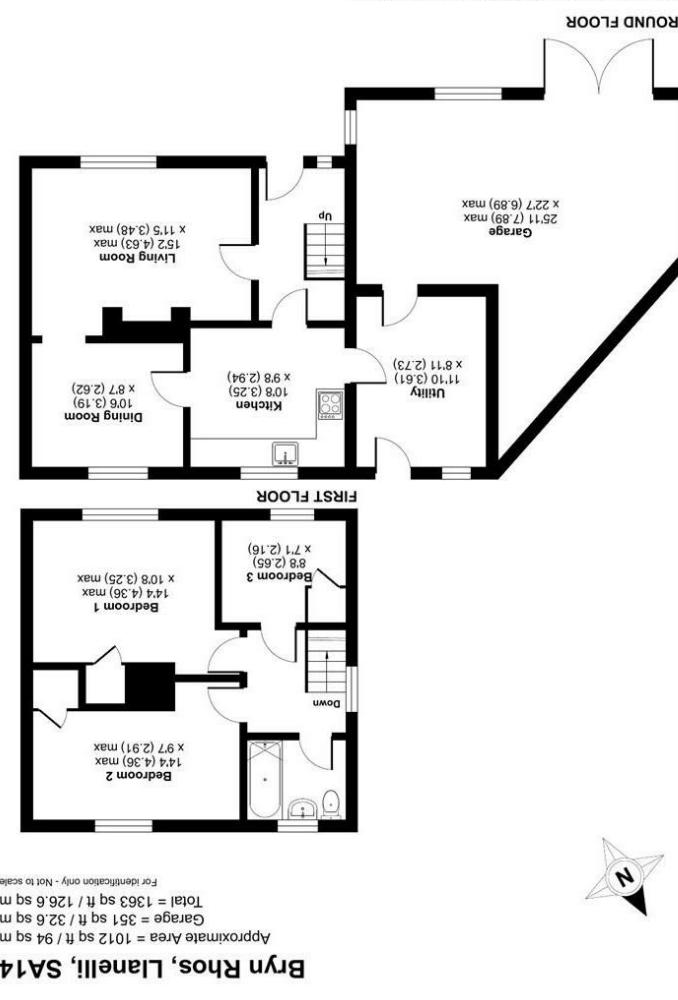


These particulars are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment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



AREA MAP



Bryn Rhos, Llanelli, SA14

FLOOR PLAN



DAWSONS

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



DAWSONS  
ALL THINGS PROPERTY

## GENERAL INFORMATION

We have pleasure 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

