



49 Bryntirion

Llanelli, SA15 3QD

Offers Around £85,000



FULL DESCRIPTION

Entrance

Hallway

Bedroom One

10'8" x 8'9" (3.26m x 2.67m)

Bathroom

Kitchen/Lounge/Dining Area

14'8" x 14'5" (4.49m x 4.41m)

Parking

Allocated parking space

Council Tax Band = B

EPC = C

Tenure

Leasehold - 125 years lease from 2007, 104 years remaining approx.

Ground Rent - £120 per ANNUM

Service Charge - £1077.82 per annum

Services

Heating System - Gas

Mains gas, electricity, sewerage and water (metered)

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

Additional Information

N.B We have been informed there is evidence of Japanese Knotweed beyond the boundary of the property. There is a treatment plan in place, additional information available on request.

AREA MAP



FLOOR PLANS

GROUND FLOOR



Information has been made available for the purpose of the Energy Performance Certificate (EPC) only. It is not intended to be used for any other purpose. The information is provided as a guide only and is not intended to be used for any other purpose. The information is provided as a guide only and is not intended to be used for any other purpose.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	75	76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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