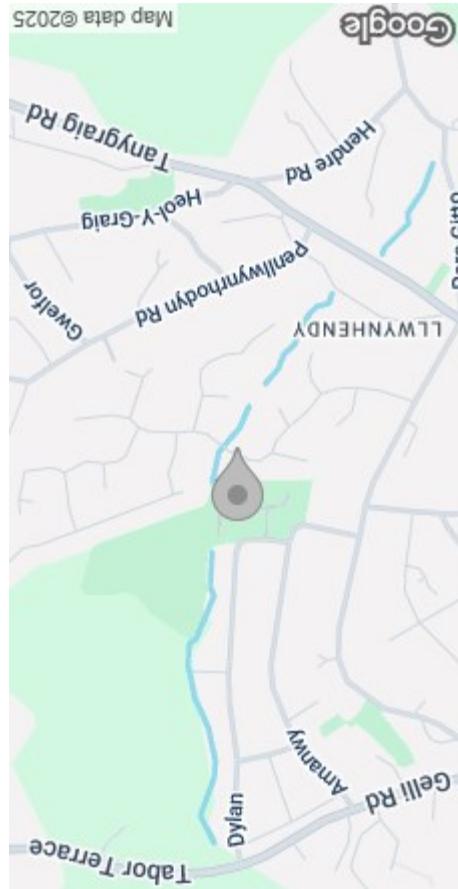


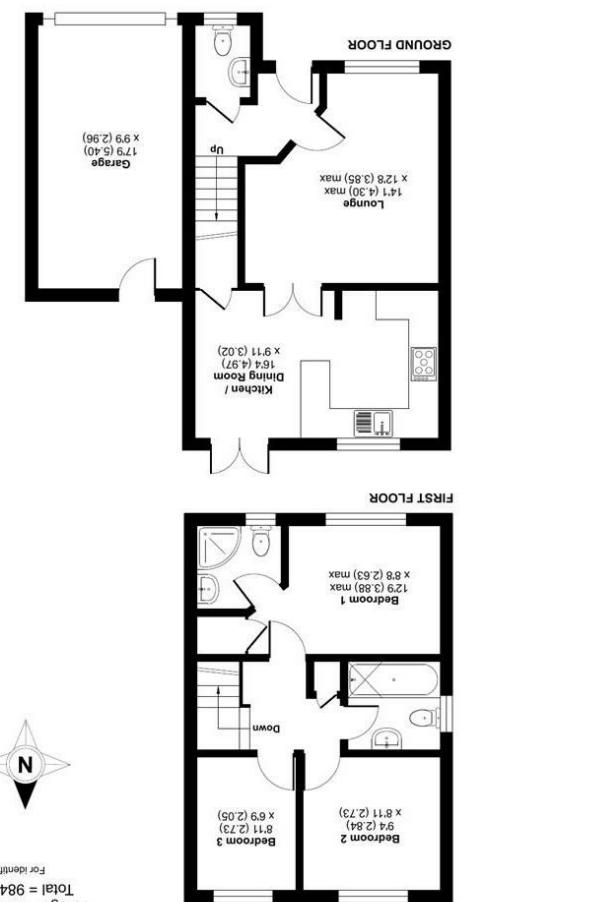
EPC



AREA MAP

Pant Bryn Isaf, Llwynhendy, Llanelli, SA14

For information only - Not to scale
Total = 972 sq ft / 91.3 sq m
Garage = 172 sq ft / 15.9 sq m
Approximate Area = 812 sq ft / 75.4 sq m



FLOOR PLAN



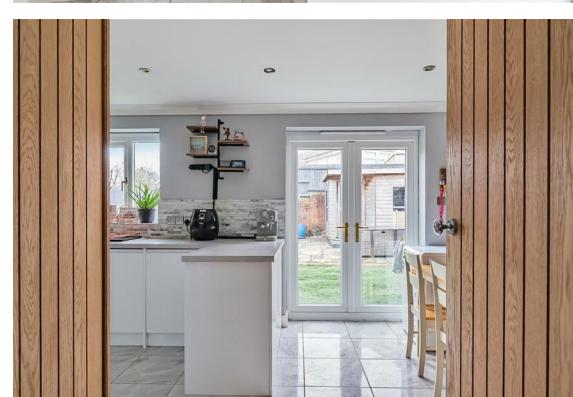
23 Pant Bryn Isaf
Llwynhendy, Llanelli, SA14 9EQ
Offers Around £245,000



GENERAL INFORMATION

Situated on the well established development of Pant Bryn Isaf, the detached property offers 3 bedrooms, two bathroom, lounge and kitchen with dining area. The property also benefits from a private drive and a garage, offering ample parking and storage solutions. This is particularly advantageous in a busy area, where space can often be at a premium.

One of the standout features of this residence is its proximity to local amenities, ensuring that shops, schools, and recreational facilities are just a stone's throw away. Additionally, with easy access to the M4 motorway, commuting to nearby towns and cities is a breeze, making it an excellent choice for professionals. We highly recommend viewing this property to fully appreciate its charm and potential. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a convenient location with excellent transport links, this home is sure to meet your needs.



FULL DESCRIPTION

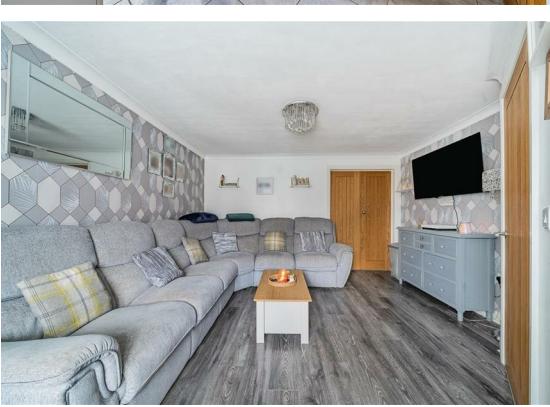
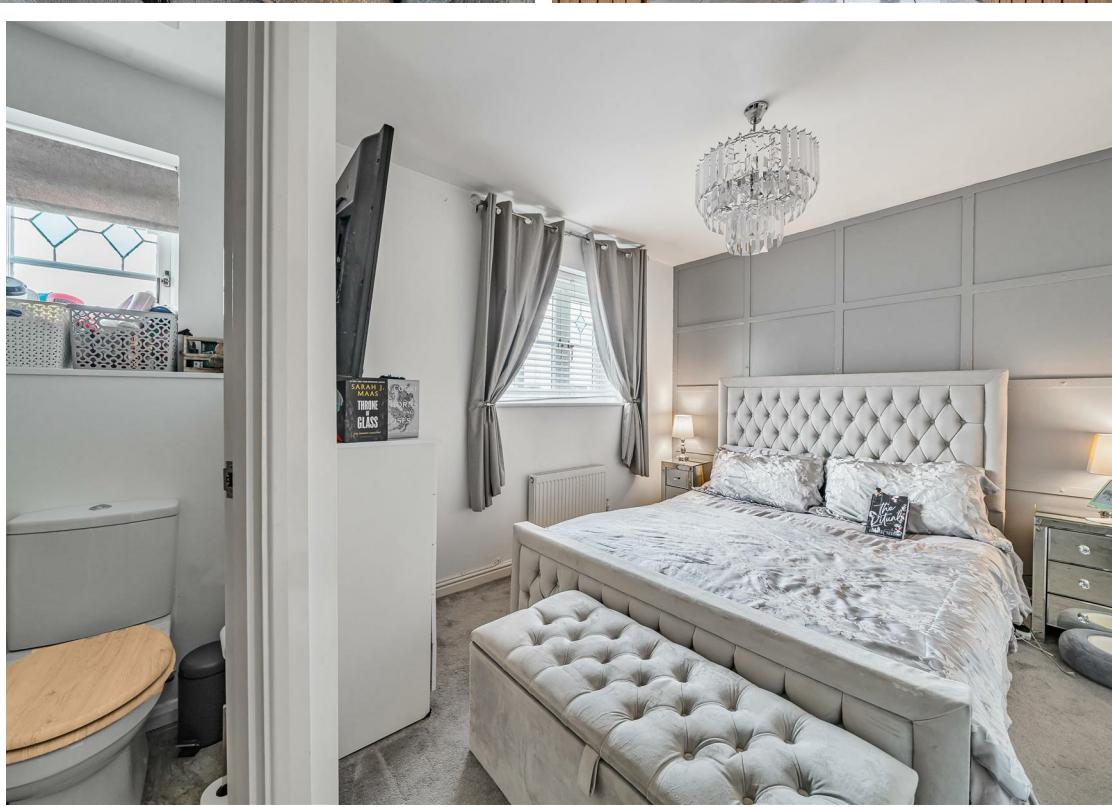
ENTRANCE

HALLWAY

WC

LOUNGE

14'1" x 12'7" (4.30m x 3.85m)



FIRST FLOOR

BEDROOM ONE

12'8" x 8'7" (3.88m x 2.63m)

EN-SUITE

BEDROOM TWO

9'3" x 8'11" (2.84m x 2.73m)



BEDROOM THREE
8'11" x 6'8" (2.73m x 2.05m)

FAMILY BATHROOM

GARAGE

17'8" x 9'8" (5.40m x 2.96m)

EXTERNAL

MATERIAL/ADDITIONAL INFORMATION

You are advised to refer to Ofcom checker for mobile signal and coverage.

Electric - MAINS:

Gas - MAINS:

Water - MAINS: WELSH WATER

Sewerage - MAINS

BROADBAND -

