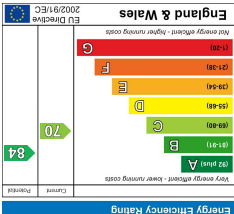
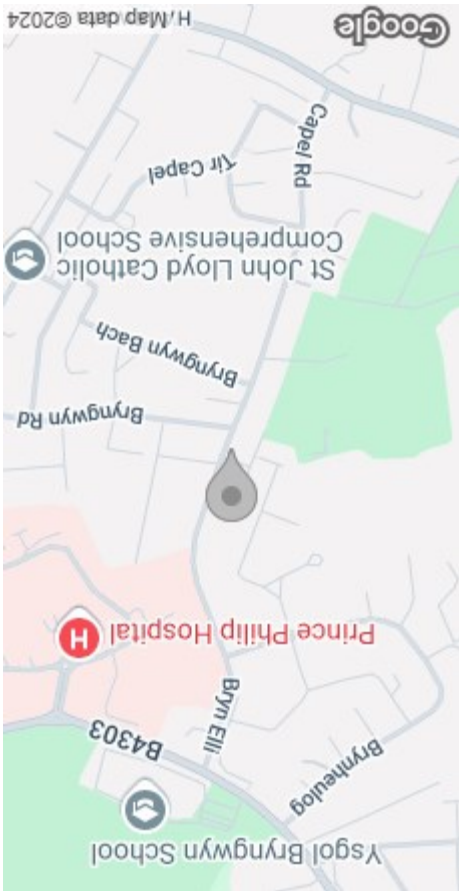


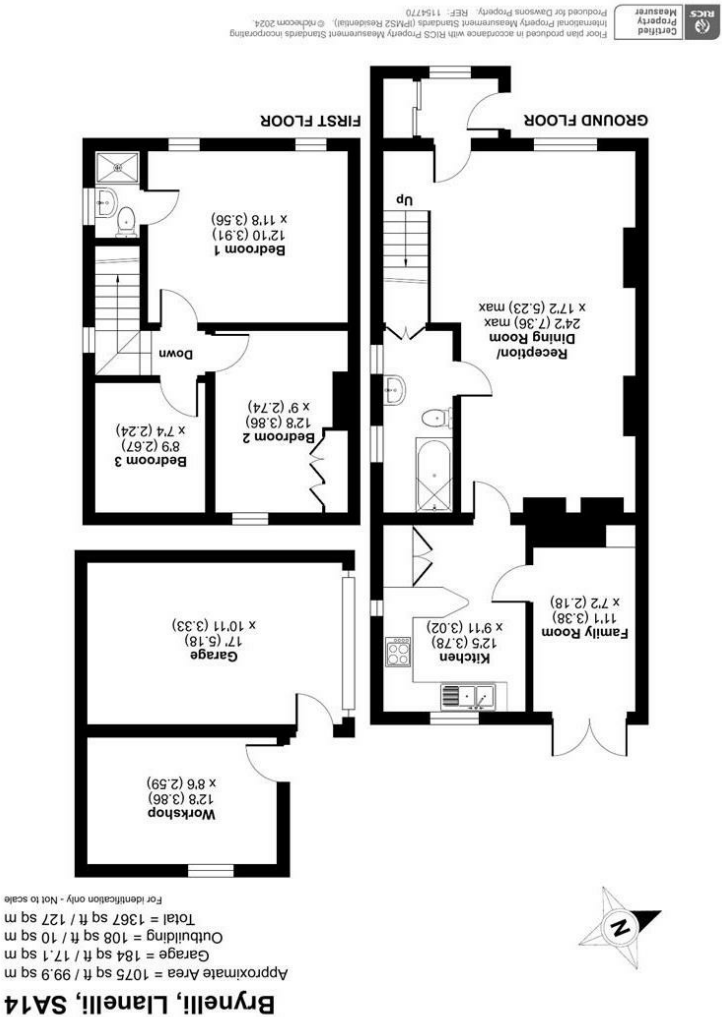
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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





GENERAL INFORMATION

Nestled in the charming location of Brynnelli, Llanelli, this traditional semi-detached house is a gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and two bathrooms, this property is the epitome of a perfect family home.

The house features a spacious lounge/dining room, a modern and well-fitted kitchen, and a versatile family room that could easily double up as a home office - perfect for those working remotely. The modern and contemporary family bathroom adds a touch of luxury to everyday living.

The main bedroom is a sanctuary with its ensuite facilities, offering a private retreat within the home. Outside, the property surprises with an exceptionally well-kept rear garden, providing a tranquil space to unwind. Additionally, a workshop and garage at the rear of the property offer practical solutions for storage and hobbies.

Situated in a popular residential area, this house is ideally located for schools and local amenities, making it a convenient choice for families. The immaculate condition of the property and its prime location make viewing essential to truly appreciate the potential this home has to offer. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful abode.

FULL DESCRIPTION

APPROACH

The property has gated access opening to the front forecourt.

ENTRANCE PORCH

Internal door opening to:

LOUNGE/DINING ROOM

24'1" x 17'1" (7.36 x 5.23)

A welcoming light, airy and spacious area with access off to the rest of the ground floor rooms.

FAMILY BATHROOM

Situated off to the side of the dining area, well fitted with modern and contemporary bathroom fittings

KITCHEN

12'4" x 9'10" (3.78 x 3.02)

Fitted with a range of base, wall and drawer units, this kitchen as like the family bathroom has been well thought out and designed.



FAMILY ROOM

11'1" x 7'1" (3.38 x 2.18)

A great space for anyone requiring a further room for relaxing in or those looking for home office facilities.

FIRST FLOOR

LANDING

BEDROOM 1

12'9" x 11'8" (3.91 x 3.56)

Located at the front of the property again another light and airy room with the added bonus of ensuite facilities and a range of fitted wardrobes.

ENSUITE

BEDROOM 2

12'7" x 8'11" (3.86 x 2.74)

Located to the rear of the property with fitted wardrobes and lovely views over the garden and beyond.

BEDROOM 3

8'9" x 7'4" (2.67 x 2.24)

As with bedroom two located at the rear affording a lovely outlook to the rear and beyond.



EXTERNAL GARDEN

A truly superb space, lovingly cultivated by the present owners offering great spaces for al fresco dining and entertaining for adults along with areas for children to enjoy.

GARAGE AND WORKSHOP

16'11" x 10'11" garage 12'7" x 8'5" workshop (5.18 x 3.33 garage 3.86 x 2.59 workshop)

The workshop is to the front of the garage and in our opinion another great space to offer anyone requiring workshop facilities or potentially an external office for home working or crafting etc. There is a door to the garage which offers space for off road parking for one vehicle along with storage areas.

N.B

We hold material information at the office in relation to a coal mining report for this property and a capped. coal mining shaft located within the vicinity of the property please make further enquiries at the office for a copy of written information in relation to this.

