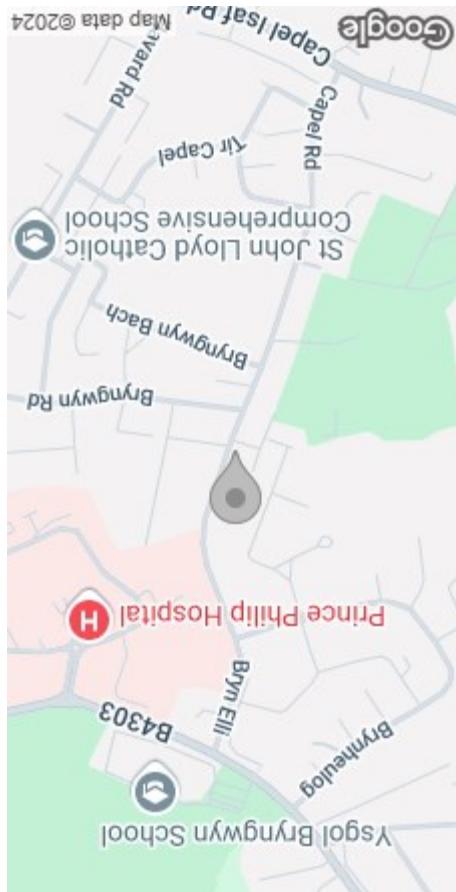


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

These details 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.

### EPC



### AREA MAP



### FLOOR PLAN



13 Brynelli  
Llanelli, SA14 8PW  
Offers Around £170,000



## GENERAL INFORMATION

Offered for sale is this Semi-Detached house located on Brynelli, Llanelli. This property offers 3 bedrooms.

As you step inside, you'll be greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The downstairs bathroom adds convenience to your daily routine, while the ensuite in one of the bedrooms offers an upstairs toilet.

Situated close to local schools and shops, this home offers both comfort and convenience. The drive provides ample parking space for you and your visitors.

Don't miss out on the opportunity to make this lovely 3-bedroom Semi-Detached house your new home. Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful property.



## FULL DESCRIPTION

### ENTRANCE

### HALLWAY

**LOUNGE**  
11'10 x 15'11 (3.61m x 4.85m)

**DINING ROOM**  
11' x 6'10 (3.35m x 2.08m)

**KITCHEN/DINER**  
12'11 x 15'3 (3.94m x 4.65m)

**UTILITY ROOM**  
5'3 x 4'5 (1.60m x 1.35m)

**BATHROOM**  
9'11 x 4'11 (3.02m x 1.50m)

### FIRST FLOOR

### LANDING



**BEDROOM ONE**  
10'11 x 10'11 (3.33m x 3.33m)

**EN-SUITE**  
4'7 x 4'5 (1.40m x 1.35m)

**BEDROOM TWO**  
11'11 x 10'3 (3.63m x 3.12m)

**BEDROOM THREE**  
7'9 x 8'4 (2.36m x 2.54m)

### EXTERNALLY

### GARDEN

#### N.B

Known Consideration: Please be advised that asbestos products may have been used in the original coatings on the walls and or ceilings, original production of \*\*down-pipes, guttering, soil pipes and garage roofs, this list is not exhaustive. We recommend that you conduct your own checks.

