



27 Bryncoch, Llanelli, SA14 8RH  
£119,750

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Davies Craddock Estates present this semi-detached property for sale in Bryncoch, Llanelli.

This property is a full renovation project and offers an excellent opportunity for buyers seeking a project. The ground floor layout includes a living room and a kitchen/diner. On the first floor, there are three bedrooms and a bathroom.

Externally, the enclosed garden comes with a lean-to, a storage shed, and a garage, all requiring attention.

Viewings are essential to understand the potential of this property.

### Entrance Hall

Laminate flooring, stairs to first floor, under stairs storage, radiator, door to rear.

### Living Room

11'6" x 15'0" approx. (max) (3.53 x 4.59 approx. (max) )

Window to front, radiator, fire place, double doors into;

### Kitchen Diner

9'9" x 21'5" approx. (max) (2.98 x 6.53 approx. (max) )

Fitted with wall and base units with worktop over, sink and drainer, oven and hob with extractor hood over, space for washing machine, radiator, two windows to rear, door to side.

### Landing

Window to side. loft access.







### Bedroom One

14'6" x 11'2" approx. (max) (4.44 x 3.41 approx. (max) )

Window to front, radiator, cupboard.

### Bedroom Two

14'3" x 9'0" approx. (max) (4.35 x 2.76 approx. (max) )

Window to rear, radiator, cupboard.



### Bedroom Three

7'3" x 9'8" approx. (2.22 x 2.96 approx.)

Window to front, radiator.

### Bathroom

W/C, hand wash basin, panelled bath with shower over, window to rear, radiator.

### Lean-To

8'8" x 9'5" approx. (2.65 x 2.88 approx. )

### Storage

3'1" x 5'10" approx. (0.95 x 1.80 approx. )

### Garage

NOT INSPECTED

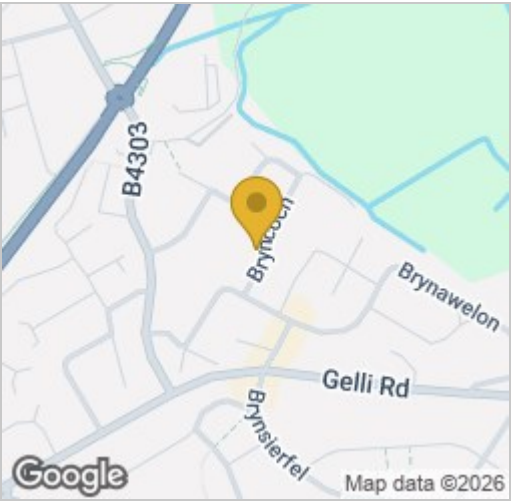
### External

Enclosed garden.






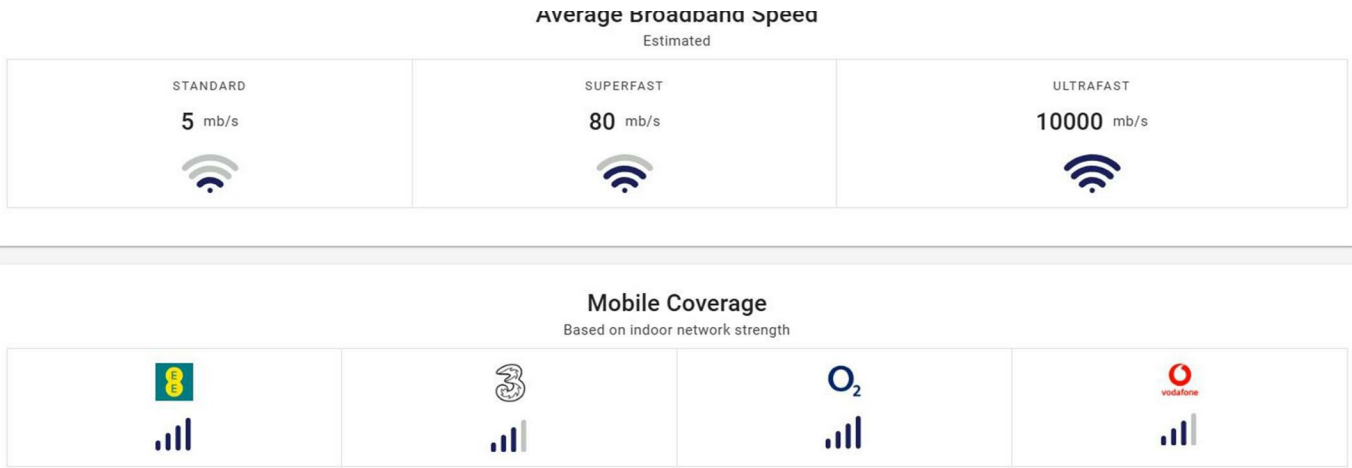


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi-Detached Property
- Three Bedrooms
- In Need Of Full Renovation
- Garage
- Mains Gas, Water & Electric
- EPC - C
- Council Tax -B (Sept 25)
- Freehold
- No Chain

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



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 representation 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.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

We'd love to hear what you think!

LEAVE US  
A REVIEW



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Google  
Reviews ★★★★★

