



42 Bryntirion, Llanelli, SA15 3QD
£119,995



Davies Craddock Estates are pleased to present for sale this two bedroom mid-floor flat in Bryntirion, Llanelli.

The property is well presented throughout, offering living/dining room, kitchen, bathroom and two bedrooms with master ensuite. Two allocated car parking spaces.

Situated with close proximity to the town centre and Trostre and Pemberton retail parks and other associated amenities and local schools.

With no onward chain, early viewing is essential to see what this property has to offer.

Comprising of;

Entrance

Door into;

Hallway

Intercom, two storage cupboards (one housing heat pump) storage heater.

Living/Dining Room

13'6" x 14'7" approx. (4.13 x 4.47 approx.)

Window to side, storage heater.

Kitchen

Fitted with wall and base unit with worktop over, sink and drainer, oven and hob with extractor hood over, space for fridge/freezer and washing machine.





Bathroom

6'5" x 6'7" approx. (1.96 x 2.02 approx.)

Fitted with W/C, hand wash basin, panelled with with shower over, part tiled walls, vinyl flooring.

Bedroom One

12'11" x 11'4" approx. (3.96 x 3.46 approx.)

Window to side, storage heated, fitted wardrobes.

Ensuite

5'2" x 6'5" approx. (1.60 x 1.98 approx.)

Fitted with W/C, hand wash basin, shower, heated shower rack, part tiled walls, vinyl flooring, extractor fan.

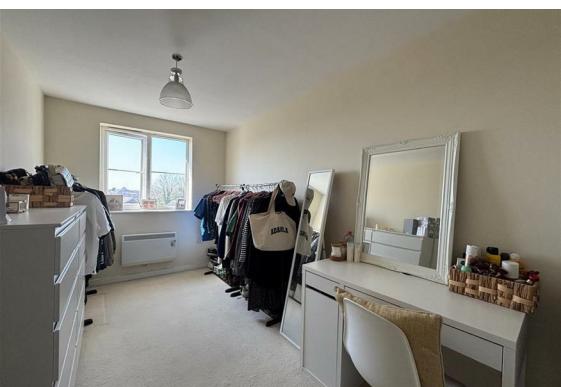
Bedroom Two

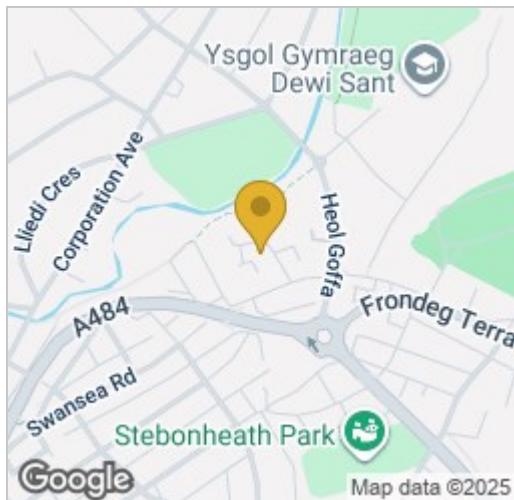
13'7" x 7'3" approx. (4.15 x 2.21 approx.)

Window to front, storage heater.

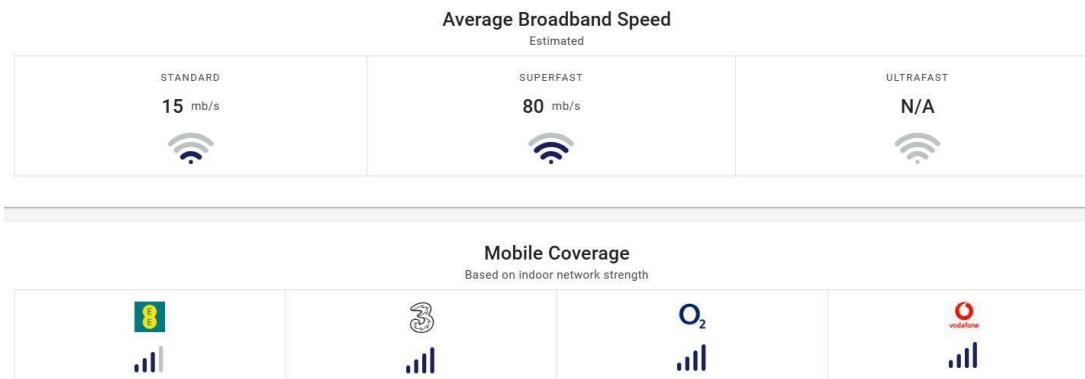
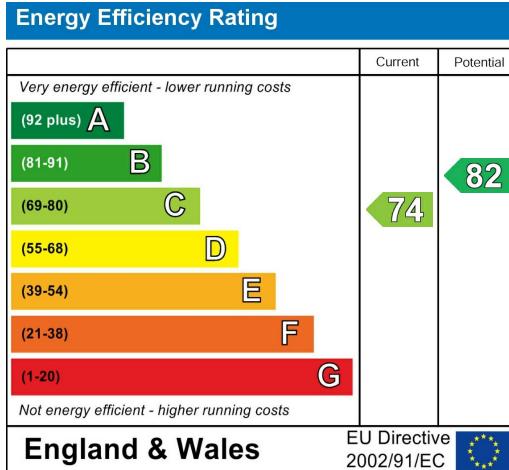
External

Two allocated car parking spaces.





- Mid-Floor Flat
- Two Bedrooms
- Master En-Suite
- Two Allocated Car Spaces
- Service Charge - £1,415.98
Ground Rent - £184 pa
- Mains Electric, Water & Drainage
- Leasehold 105 years remaining
- EPC - C Approx 71m²
- Council Tax - C (April 2025)
- No Chain



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 firms 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.