



54 Brynmead, Llanelli, SA14 8QH

£185,000

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Davies Craddock Estates are pleased to present for sale this detached bungalow situated in the highly desirable Brynmead area of Llanelli.

Inside, a welcoming entrance porch opens into the main hallway, leading to a living room that flows seamlessly into the dining area. The accommodation further comprises a functional kitchen with a separate, convenient utility room, alongside two bedrooms and a shower room. Externally, the property boasts a generous, almost wrap-around garden, starting with a front patio area that leads around to a raised rear garden bordered by mature trees and shrubs. The front also features a small off-road parking area and a detached garage.

Perfectly positioned, Brynmead offers a quiet residential setting while remaining exceptionally convenient. A short drive connects you to Llanelli town centre, the coastal town of Burry Port, and Trostre and Pemberton Retail Parks, providing a comprehensive choice of supermarkets, high street shopping, and dining options. For families and commuters, the area benefits from excellent transport links, close proximity to local primary and secondary schools, and easy access to local parks and the scenic Millennium Coastal Path.

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





Entrance Porch

Tiled flooring, door into;

Hallway

Radiator, loft access.

Living Room

12'11" x 12'6" approx (3.95 x 3.82 approx.)

Bay window to front, radiator, gas fire and surround, laminate flooring, wood panel wall, door into;

Dining Room

15'3" x 8'3" approx. (4.67 x 2.53 approx.)

Window to side, radiator, electric fire, wood panel ceiling.

Kitchen

18'2" x 9'3" approx. (5.55 x 2.82 approx.)

Fitted with wall and base units with worktop over, sink and drainer, free standing cooker with extractor hood over, space for fridge and dishwasher, part tiled walls, tiled flooring, radiator, window to side, airing cupboard (housing water tank) storage cupboard.

Utility

5'1" x 10'11" approx. (1.55 x 3.33 approx.)

Fitted with wall and base units with worktop over, plumbing and space for washing machine and tumble dryer, sink and drainer, tiled splash backs, tiled flooring, window to side, external door to side.

Bedroom One

10'10" x 12'11" approx. (3.32 x 3.96 approx.)

Window to rear, radiator.

Bedroom Two

10'0" x 19'10" approx. (3.07 x 6.07 approx.)

Two windows to front, two radiators.

Shower Room

10'10" x 5'1" approx (3.32 x 1.57 approx.)

Fitted with W/C, hand wash basin vanity, walk in shower with seat, part tiled/respatex walls, radiator, airing cupboard, window to rear.

External

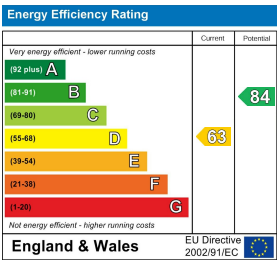
Wrap around gardens with patio areas and mature trees and shrubs. Driveway and detached garage.

Garage

23'1" x 11'3" approx. (7.04 x 3.45 approx.)

Up and over door.





These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

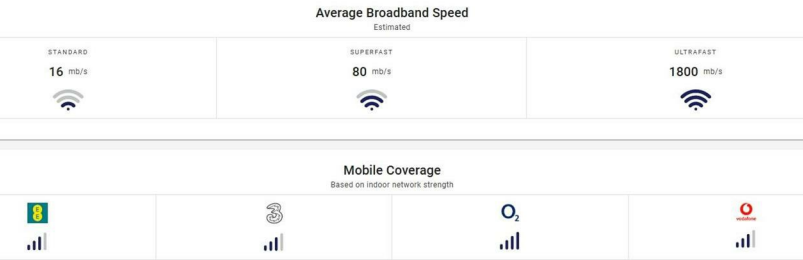
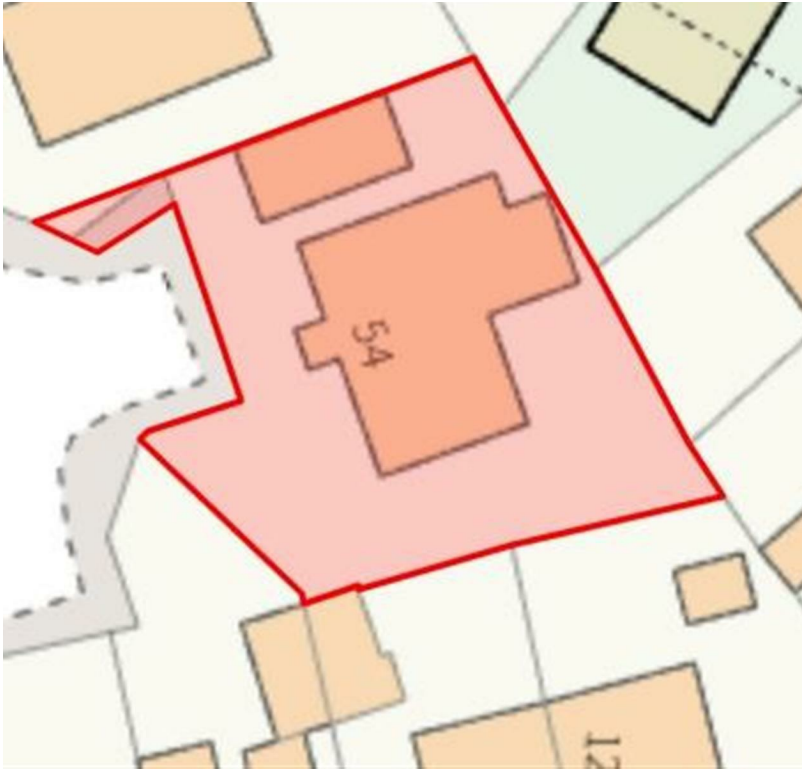
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

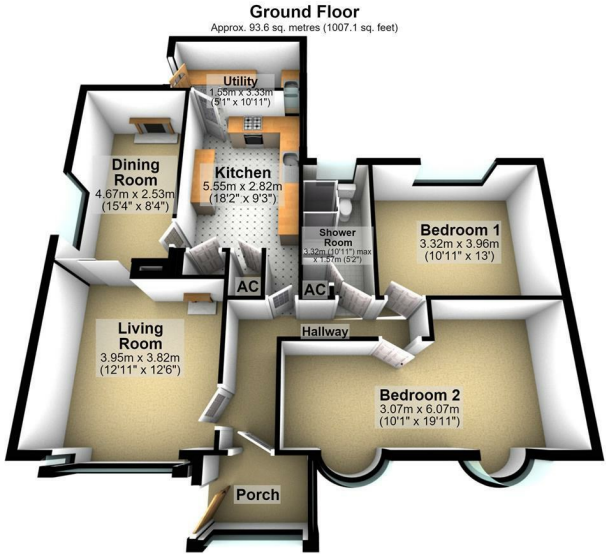
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.



- Detached Bungalow
- Two Bedrooms
- Wrap around Gardens
- Detached Garage
- EPC - D Approx. 73m2
- Council Tax Band - C (Information)

- provided by the local authority, subject to change).
- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain
- Viewing Essential



Total area: approx. 93.6 sq. metres (1007.1 sq. feet)

We'd love to hear what you think!

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A REVIEW



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