3 Ael Y Bryn Close, Llanelli, SA15 3PQ

£230,000

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Davies Craddock Estates are pleased to present for sale this semi-detached property, ideally situated on Ael Y Bryn Close, Llanelli.

Offered as a blank canvas and ready for its new owner, the property welcomes you into an entrance hallway leading through to a spacious living room. This opens seamlessly into a generous, well-appointed kitchen featuring a breakfast bar and convenient cloakroom with sliding doors that open out onto the rear garden. Upstairs, the property offers two double bedrooms, a cosy third bedroom, and a family bathroom.

Externally, to the front, there is a driveway providing off-road parking, alongside side gated access leading to an enclosed rear garden complete with a patio area, low-maintenance artificial lawn, and a generous wooden storage shed.

Conveniently positioned, the property enjoys easy access to local shops, schools, and everyday essentials. It benefits from great transport links into Llanelli town centre, and is within easy reach of popular retail destinations like Trostre and Pemberton Retail Parks. For leisure, local parks, coastal paths, and recreational spaces are all just a short distance away.

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

Entrance Hallway
Window to front, radiator, laminate flooring, stairs to first floor.

Living Room
11'11" x 14'3" approx. (3.64 x 4.35 approx.)
Window to front, radiator,, laminate flooring, opening into;

Kitchen
10'1" x 21'9" approx. (3.09 x 6.64 approx.)
Fitted with wall and base units with worktop over, breakfast bar, sink and drainer with mixer tap, double oven and gas hob with extractor hood over, space for washing machine and fridge/freezer, radiator, laminate flooring, external door to side, window to rear, sliding patio door to rear.

Cloakroom
Fitted with W/C, hand wash basin, heated towel rail, tiled walls, laminate flooring.

Landing
Window to side, loft access with pull down ladder (boarded) airing cupboard housing boiler (IDEAL)

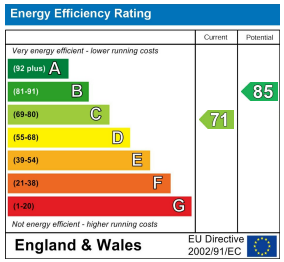
Bedroom One
12'3" x 14'4" approx. (3.75 x 4.37 approx.)
Window to front, radiator, fitted wardrobes with mirrored sliding doors,

Bedroom Two
8'7" x 11'6" approx. (2.64 x 3.52 approx.)
Window to rear, radiator.

Bedroom Three
8'4" x 5'4" approx. (2.55 x 1.63 approx.)
Window to front, radiator.

Bathroom
5'5" x 9'10" approx. (1.67 x 3.02 approx.)
Fitted with W/C, hand wash basin, roll to bath, walk-in double shower, greater towel rail, tiled walls, vinyl flooring, window to rear.

External
Front: Driveway.
Rear: Side gated access to enclosed garden. Patio and artificial grass lawn areas it's wooden storage shed,



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.

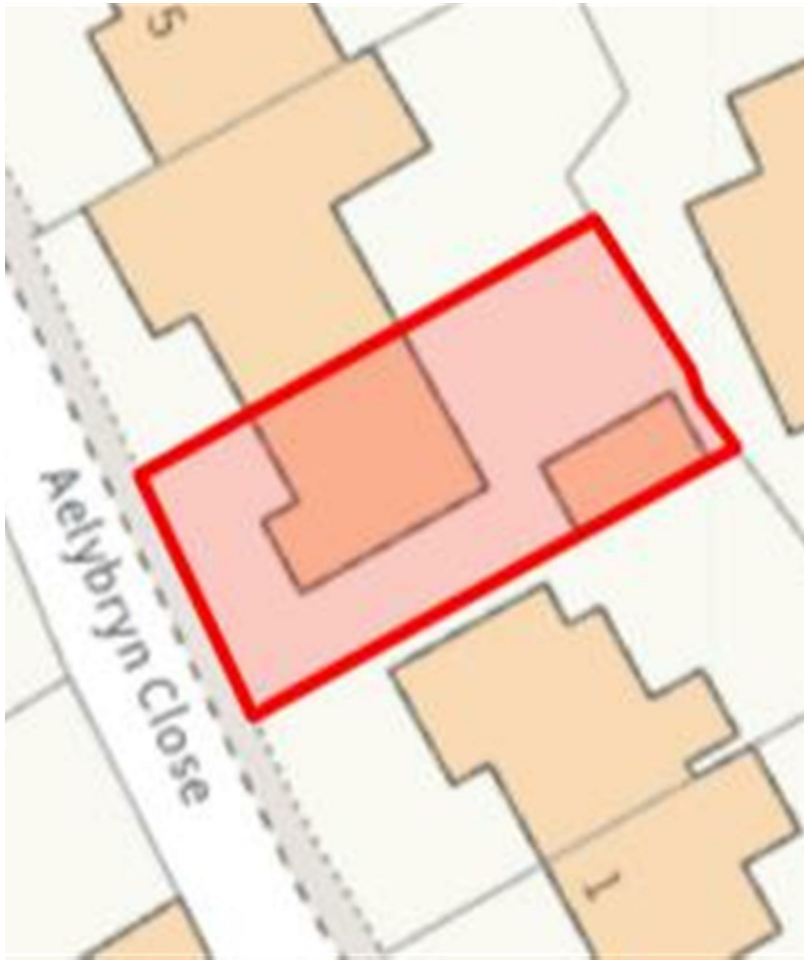
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

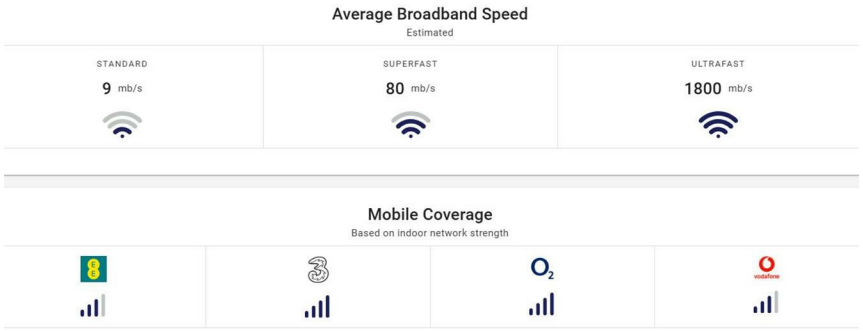
We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

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.

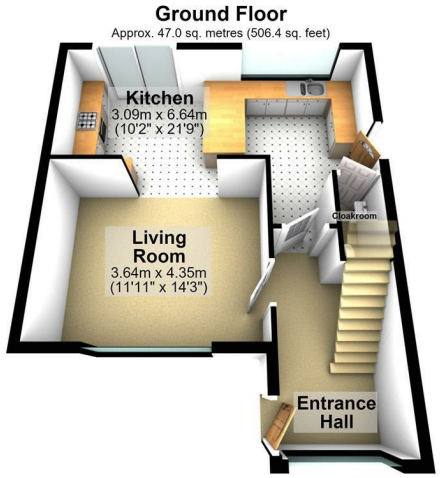
Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are 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.

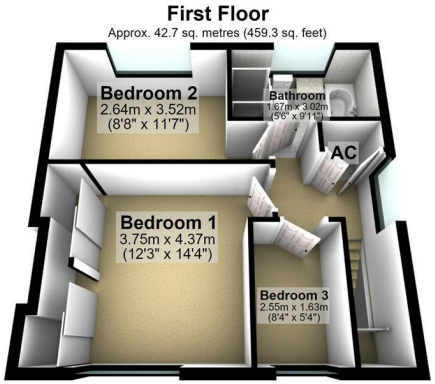




- Semi Detached Property
- Three Bedrooms
- Enclosed Rear Garden
- Driveway
- Mains Gas, Electric, Water & Drainage

- Council Tax Band - C (Information provided by the local authority, subject to change).
- EPC - C - Approx. 89m2
- Freehold
- No Chain
- Viewing Essential





Total area: approx. 89.7 sq. metres (965.8 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

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