



20 Brynallt Terrace, Llanelli, SA15 1NB
£109,995

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Davies Craddock Estates are pleased to present for sale this three bedroom mid-terrace property situated in the convenient location of Brynallt Terrace, Llanelli.

The property is located within good distance to Llanelli Town Centre along with the out of town retail parks of Trostre & Pemberton with access to junction 48 of the M4 motorway approx. six miles away for convenience.

The property offers a spacious living room, kitchen and bathroom on the ground floor, followed by three bedroom on the first. Externally, there is an enclosed garden with a garage with space for one car.

With no onward chain, early viewing is essential to see what this property has to offer: Briefly comprising of;



Entrance

Door into; Inner hallway. Tiled flooring, Door into;

Hallway

Laminate flooring, stairs to first floor, under stairs cupboard, radiator, door into kitchen, door into;

Living Room

21'6" x 12'2" approx. (max) (6.57 x 3.71 approx. (max))

Window to front, fire with surround, laminate flooring, radiator, two storage cupboards housing gas & electric meters, two storage cupboards with shelving. Door into;





Kitchen

14'4" x 17'1" approx. (max) (4.38 x 5.23 approx. (max))

L-Shaped fitted with wall & base units with worktop over, sink & drainer with mixer tap. Freestanding cooker with hob, tiled flooring, window to rear & side, skylight, tiled splash backs, two radiators.

Bathroom

7'4" x 9'1" approx. (2.24 x 2.79 approx.)

Fitted with W/C, hand wash basin, shower, cupboard housing boiler (IDEAL), radiator, window to rear, vinyl flooring, respatex style walls.

Landing

Window to rear, loft access.

Bedroom One

9'3" x 11'8" approx. (2.84 x 3.56 approx.)

Window to front, radiator.

Bedroom Two

9'3" x 9'6" approx. (2.82 x 2.92 approx.)

Window to rear, radiator.

Bedroom Three

8'7" x 5'6" approx. (2.64 x 1.70 approx.)

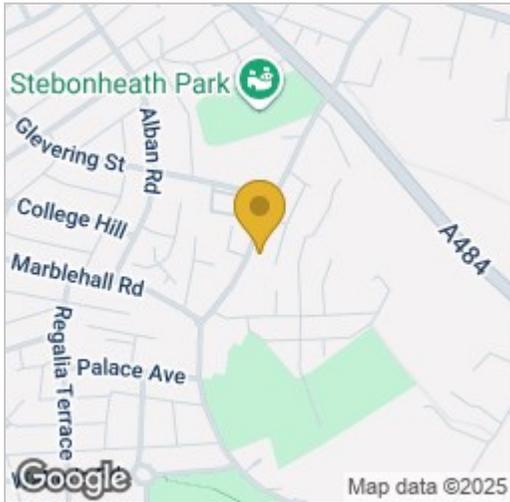
Window to front, radiator.

External

Enclosed rear tired garden. Patio and decking area with steps down to further patio area leading to garage.

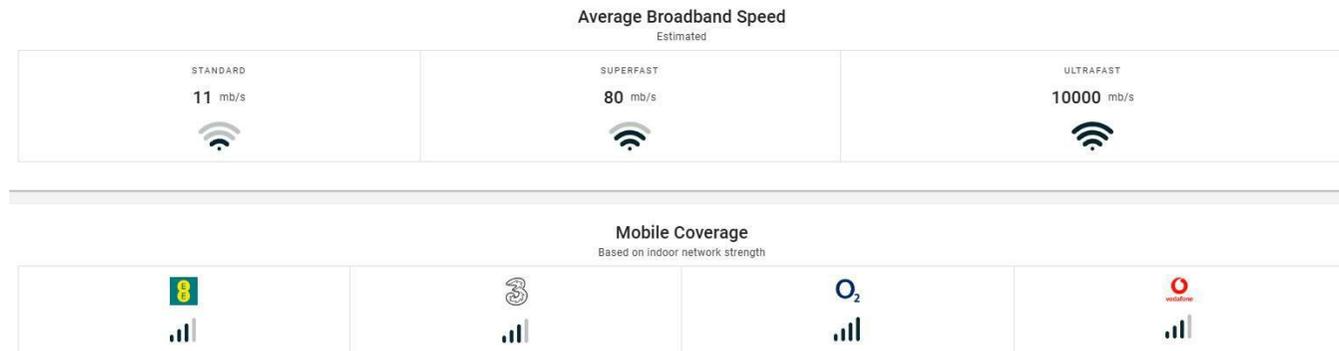


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Mid-Terrace House
- Three Bedrooms
- On Road Parking with Garage to Rear
- Mains Gas, Electric, Water & Drainage
- EPC - C
- Approx. 93m²
- Council Tax - B (March 2025)
- Freehold
- No Onward Chain
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate 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, 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. 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.