



21 Bryn Siriol, Llanelli, SA14 8AD
£154,995

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Davies Craddock Estates are delighted to present for sale, this semi-detached property, perfectly situated in Brynsiriol, Llanelli.

Tucked away in a quiet yet convenient setting, this home is set back from the road. You are welcomed by a pleasant front courtyard area. Inside, the ground floor offers a spacious living room flowing into the dining room. A functional kitchen and a separate utility room complete the downstairs. Upstairs, the first floor comprises three bedrooms and Shower Room.

To the rear, there is a private and enclosed raised courtyard garden, perfect for low-maintenance space. A valuable addition to the property is the single garage, which is located nearby, providing secure off-street parking or storage.

This property offers a fantastic opportunity for first-time buyers or families. With no onward chain, early viewing is essential to see what this property has to offer.





Entrance Hallway

Laminate flooring, radiator, storage cupboard (housing meters)

Living Room

17'1" x 10'11" approx. (5.21 x 3.33 approx.)

Window to front, radiator, gas fire and surround, laminate flooring, alcove storage, opening into;

Dining Room

11'4" x 9'2" approx. (3.47 x 2.80 approx.)

Laminate flooring, radiator, window to rear.

Kitchen

11'0" x 10'0" approx. (max) (3.36 x 3.07 approx. (max))

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor hood over, tiled splash backs, space for fridge/freezer, window to rear, door into;

Utility

4'7" x 13'10" approx. (1.40 x 4.24 approx.)

Fitted with wall and base unit with worktop over, space for washing machine and tumble dryer, radiator, loft access, door to front and rear.

Landing

Loft access with fold own ladder (boarded and lighting) Airing cupboard housing boiler (WORCESTER)

Bedroom One

9'10" x 10'11" approx. (3.00 x 3.34 approx.)

Fitted wardrobes, radiator, laminate flooring, window to front.

Bedroom Two

6'11" x 11'0" approx. (2.11 x 3.36 approx.)

Radiator, laminate flooring, window to rear.

Bedroom Three

10'0" x 6'10" approx. (3.07 x 2.09 approx.)

Radiator, window to front.

Shower Room

6'6" x 6'9" approx. (2.00 x 2.08 approx.)

Fitted with W/C, hand wash basin double shower cubicle, heated towel rack, wall mounted mirror cabinet, tiled walls and flooring, window to rear.

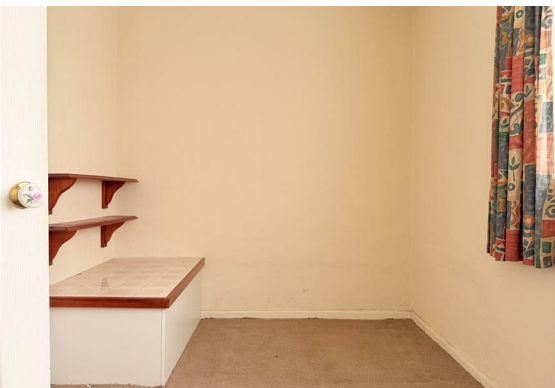
External

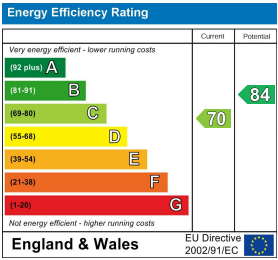
Courtyard garden to the front with shrubs. Enclosed rear raised courtyard garden with pond.

Garage

16'0" x 7'5" approx. (4.89 x 2.27 approx.)

Detached garage. Located away from property, (not inspected).





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.

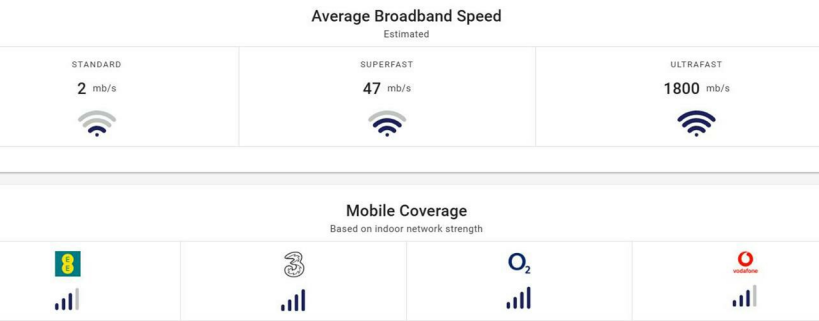
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

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.

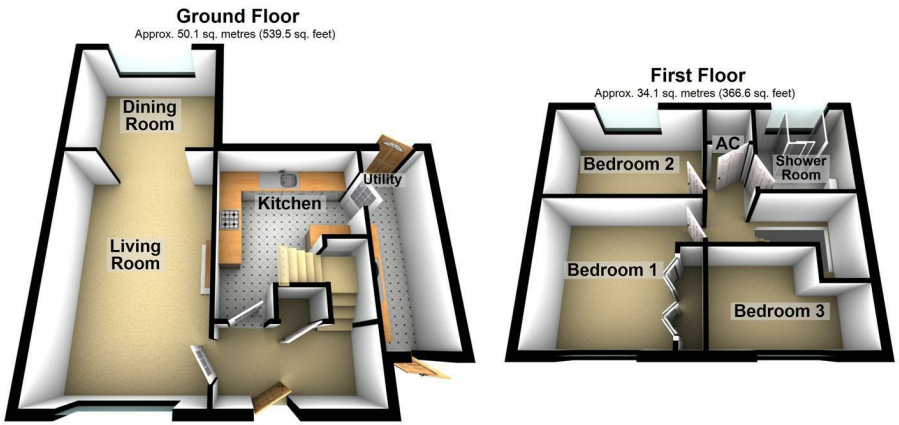
Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form 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 Home
- Three Bedrooms
- Front & Rear Courtyard Garden
- Garage Located Away From Property
- Mains Gas, Electric, Water & Drainage
- EPC - C (approx 82m2/882ft2)
- Council Tax - B (Provided by local authority, subject to change)
- Freehold - TBC
- No Chain
- Viewing Essential



Total area: approx. 84.2 sq. metres (906.1 sq. feet)

We'd love to hear what you think!
**LEAVE US
A REVIEW**



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Reviews ★★★★★

