

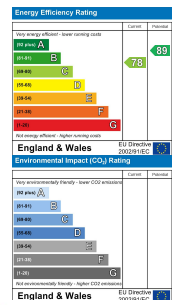


## 10 Bryntirion, Llanelli, Carmarthenshire, SA15 3QD

- Timber-framed, End-of-terrace Townhouse
- Two Reception Rooms
- Immaculately Presented Throughout
- Sought After Residential Estate
- EPC RATING C. COUNCIL TAX BAND E.
- Four Bedrooms
- Cloakroom, Bathroom and En-suite Shower-room
- Garage & Additional Parking To The Rear.
- Chain-free!

£250,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

*The Agent that goes the Extra Mile*

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Timber-framed built property. Mains gas, water, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'E'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take-on JHL/SC/0425/draft

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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An excellent opportunity to acquire this four-bedroom, end-of-terrace townhouse situated on a popular development within easy-to-get-to distance for Llanelli Town centre and the popular retail parks of Pemberton and Trostre and the catchment area for the popular Ysgol Dewi Sant and Pen Y Gaer primary schools. Set over three floors, this immaculately presented property, with one owner from new, was once the original showhouse and is a perfect example of a "turn-key" family home. The best thing is that it's chain-free! VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE, LOCATION, AND PRESENTATION. EPC RATING C. COUNCIL TAX BAND E.

Accommodation comprises: hallway, sitting room, cloakroom, kitchen/diner, understairs storage cupboard, landing, lounge, bedroom 1 with an en-suite shower room and fitted wardrobes, second landing, bathroom, and a further three bedrooms (two of which has a double wardrobe). Externally, open aspect frontage laid with decorative chippings. Secure gated pedestrian access to the side that leads you to the rear enclosed garden. The rear garden is low-maintenance, featuring a decked and patio area laid with decorative chippings (the hot tub will not be included in the sale). A garage and allocated parking space are situated at the rear of the property.

Llanelli is the largest town in the county of Carmarthenshire and home to the Scarlets, a famous rugby union club. Located on the Loughor estuary, some 10 miles (16 km) north-west of Swansea and 12 miles (19 km) south-east of the county town, Carmarthen, Llanelli is also well-known for the prime coastal location which attracts thousands of visitors each year—accommodating an array of primary and secondary schools both in English and Welsh medium, CCTA college, hospital and popular retail parks along with the local shops in the town centre and Llanelli Beach where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.



## ..AGENTS VIEWING NOTES

\*\*\* KEY INFORMATION \*\*\* Timber-framed property. Main gas, water, electricity, and sewerage are connected—council tax band E. There are covenants and easements on the title; we have a copy on file. There is a garage situated at the rear of the property, which is subject to a leasehold arrangement. The term of the lease is 999 years, commencing on 1st January 2002. A copy of the lease is available. There are covenants on the title; we have a copy on file. For this location, according to Ofcom, the following information is available: Broadband availability - up to Ultrafast (1800 Mbps), Mobile availability - full mobile coverage for Three, O2, and Vodafone, with limited phone coverage for EE. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

## HALLWAY

## STORAGE CUPBOARD

## SITTING ROOM

## CLOAKROOM

## KITCHEN/DINER

## UNDERSTAIRS CUPBOARD

## LANDING

## LOUNGE

## BEDROOM 1

## ENSUITE SHOWER ROOM

## LANDING

## BATHROOM

## BEDROOM 2

## BEDROOM 3

## BEDROOM 4

## GARAGE



## DIRECTIONS

At the office head towards Asda, making your way towards the Eastern Gate roundabout, at this roundabout take the third turning off and follow the road to the next roundabout. At this roundabout take the first turning off, then take the first turning off on your left signposted "Bryntirion Terrace", then take the first turning right into "Bryntirion". The property is situated on your right, number 10.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.