



25 Penlan, Bryn, SA14 9UL

£230,000



Davies Craddock Estates are pleased to present for sale this Two Bedroom Detached Bungalow set in the convenient location of Penlan, Bryn, Llanelli.

Set within the ever popular village of Bryn, is itself on a bus route to aid access to the local amenities and junction 48 of the M4 motorway.

This property, set on a generous plot, has a light and airy Lounge with patio doors out on the patio garden with views, Kitchen, Shower Room with Separate W/C , Two Bedrooms. Providing excellent storage options inside. Driveway suitable for several vehicles and garage.

With no onward chain the property further comprises:

Entrance Porch

Door into:

Hallway

Storage cupboard, loft access, radiator.

Lounge

20'0" x 19'9" approx (6.10 x 6.02 approx)

Windows to fore, patio doors to side, feature fireplace, storage cupboard, radiator.





Kitchen

14'0" x 9'10" approx (4.28 x 3.02 approx)
Window to rear, tiled flooring, partly tiled walls, wall and base units with worktop over, electric hob and oven with extractor fan over, space for washing machine, dishwasher and under counter fridge, sink and drainer with mixer tap, wall mounted boiler, radiator, door into:



Conservatory

11'6" x 5'7" approx (3.53 x 1.72 approx)
Door to side.

Bedroom One

13'3" x 9'11" approx (4.05 x 3.04 approx)
Windows to side, radiator.

Bedroom Two

9'6" x 7'10" approx (2.92 x 2.40 approx)
Window to fore, radiator.



Shower Room

6'1" x 5'7" approx (1.87 x 1.72 approx)
Window to fore, tiled flooring, fully tiled walls, pedestal wash hand basin, shower cubicle, radiator.

Separate W/C

Window to side, tiled flooring, W/C.

Externally

Lawned areas to fore and side, paved area to rear, off road parking.

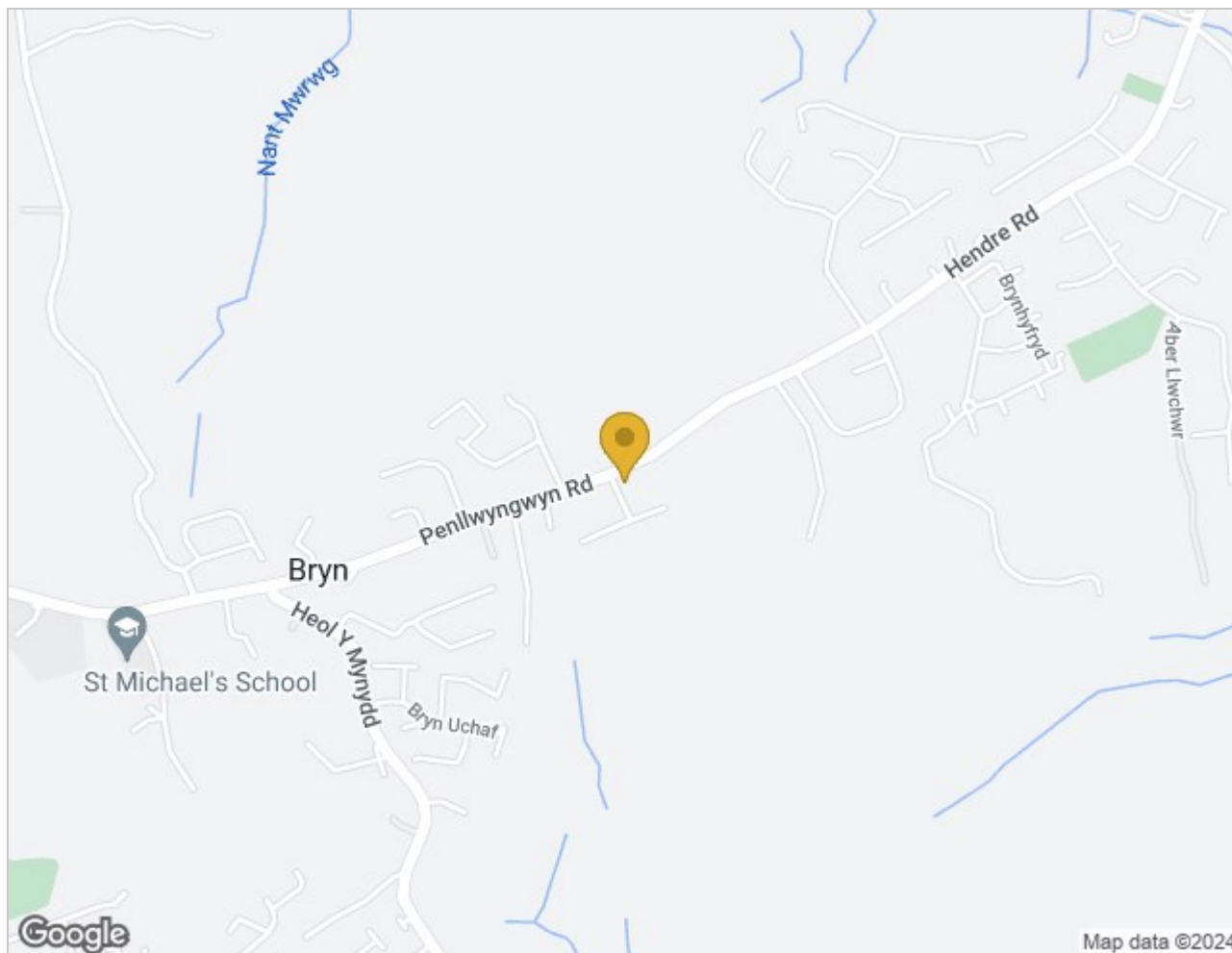


Garage

17'0" x 15'5" approx (5.19 x 4.70 approx)



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



- Detached Bungalow
- Two Bedrooms
- Spacious Plot
- Convenient Location
- Approx m2 - TBC
- Off Road Parking & Garage
- Mains Electric, Gas & Drainage
- Council Tax-D (July 24)
- Freehold
- EPC-TBC

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

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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.