



10 Brynymor, Five Roads, SA15 5DX

£249,995

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Davies Craddock Estates are delighted to present for sale a great opportunity to purchase this four bedroom semi-detached house set in the sought after location of Five Roads, Llanelli.

The village of Five Roads is set within a convenient distance to the towns of Llanelli and Carmarthen with all associated amenities for convenience. A primary school along with village pub is located in the village itself , with the nearby village of Pontyates providing a convenience store/petrol station and doctors surgery also.

Set with in a generous plot, this much loved home comprises:

Entrance

Door into:

Hallway

Stairs to first floor, window to fore, storage cupboard, radiator.

Cloakroom

Window to fore, W/C, wash hand basin radiator.

Lounge

22'5" x 13'0" approx (6.84 x 3.97 approx)

Window to fore and rear, feature fireplace with log burner, radiator.

Kitchen/Diner

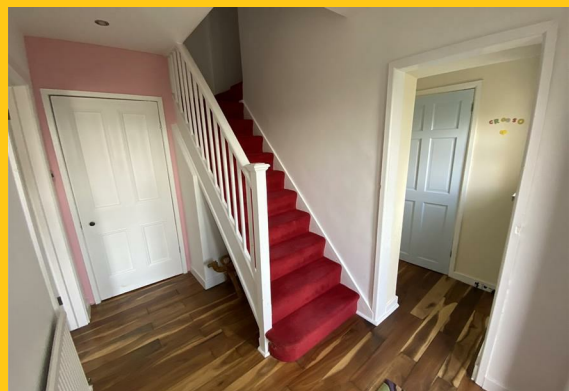
15'10" x 12'0" approx (4.84 x 3.68 approx)

Window to fore, French doors to rear, wall and base units with worktop over, space for dishwasher and fridge, gas hob with extractor fan, electric double oven, sink and drainer with mixer tap, radiator, door into:

Utility Room

8'9" x 7'2" approx (2.69 x 2.19 approx)

Window to rear, wall and base units with worktop over, space for washing machine and tumble dryer and freezer, sink and drainer with mixer tap, under stairs storage cupboard.





First Floor Landing

Split landing, loft access.

Bedroom One

15'9" x 12'0" approx (4.82 x 3.68 approx)

Windows to fore and rear, radiator, door into:

Ensuite

Window to rear, W/C, wash hand basin set in vanity unit, shower enclosure, fully tiled walls, radiator.

Bedroom Two

12'4" x 10'4" approx (3.78 x 3.17 approx)

Window to rear, built in storage cupboards, radiator.

Bedroom Three

11'11" x 11'8" approx (3.65 x 3.57

approx)

Window to fore, built in storage cupboards, radiator.

Bedroom Four

8'11" x 7'10" approx (2.72 x 2.41 approx)

Window to fore, built in storage cupboard, radiator.



Bathroom

7'1" x 7'2" approx (2.17 x 2.19 approx)

Window to rear, W/C, pedestal wash hand basin, bath with shower over, radiator.

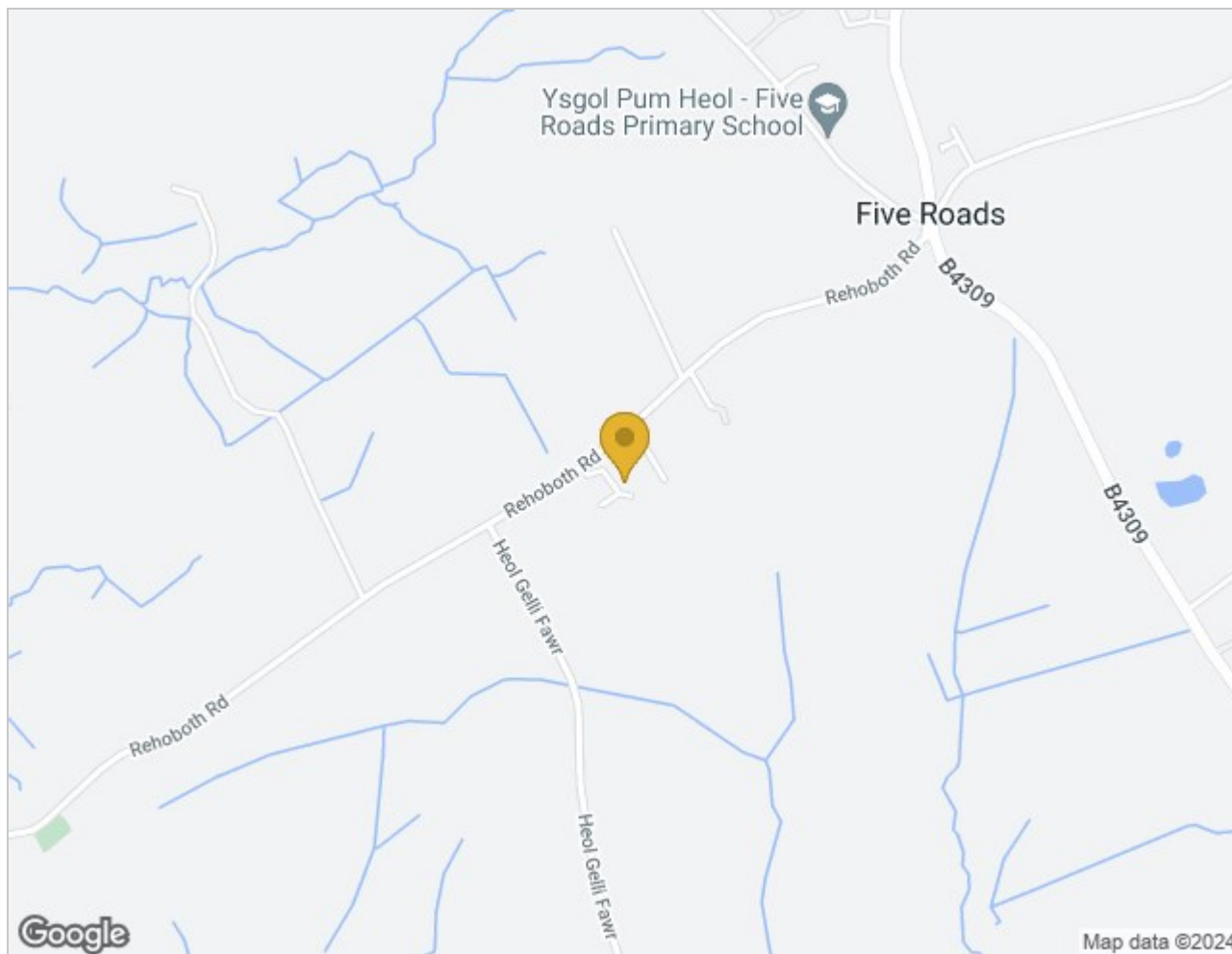
Externally

Off road parking to fore.

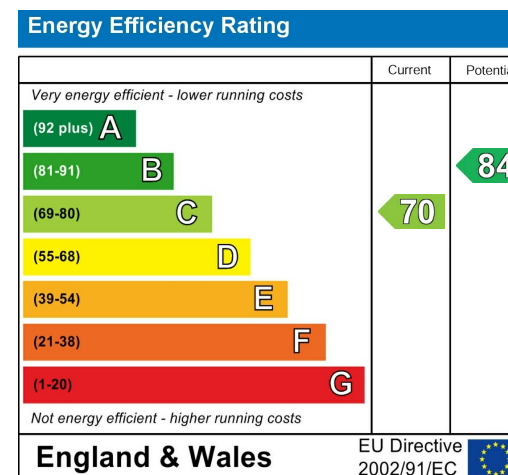
Enclosed rear garden mainly laid to lawn with mature trees and shrubs, paved patio area, two sheds.



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



- Semi Detached Home
- Four Bedrooms, Master With Ensuite
- Extended
- Approx 116 m2
- Utility & Cloakroom
- Mains Gas , Water , Electricity & Drainage
- Freehold
- Council Tax-B
- EPC-C
- Off Road Parking



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.