



22 Brynmor Road, Llanelli, SA15 2TG  
£139,995

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Davies Craddock Estates are pleased to present for sale this three bedroom mid-terraced house on Brynmor Road, Llanelli.

This newly refurbished property offers two reception room, kitchen and bathroom on the ground floor, with three bedrooms on the first floor. To the rear, there is an enclosed garden with lane access mostly laid to lawn.

Situated with quick and easy access to Llanelli town centre and all other associated amenities.

With no onward chain, early viewing is essential to see what this property has to offer.

### Entrance

Door into:

### Hallway

Stairs to first floor, vinyl flooring, radiator, door to pantry, door to side.

### Lounge

11' 7" x 10' 2" approx (3.35m 2.13m x 3.05m 0.61m approx)

Window to fore, radiator.

### Sitting Room

11' 5" x 9' 6" approx (3.48m x 2.92m approx)

Window to rear, radiator.







## Kitchen

10'4" x 9'1" approx (3.17m x 2.79m approx)

Window to side, vinyl flooring, wall and base units with worktop over, sink and drainer, space for washing machine and fridge freezer, electric hob and oven with extractor hood over, radiator.

## Bathroom

9'3" x 7'1" approx (2.84m x 2.16m approx)

Window to rear, vinyl flooring, W/C, bath with shower over, wash hand basin set in vanity unit, radiator.

## First Floor Landing

Stained glass window to the rear, loft hatch, doors to:

## Bedroom One

10'9" x 8'11" approx (3.30m x 2.74m approx)

Window to fore, radiator.

## Bedroom Two

10'7" x 9'1" approx (3.25m x 2.77m approx)

Window to rear, radiator.

## Bedroom Three

7'10" x 5'8" approx (2.39m x 1.75m approx)

Window to fore, radiator.

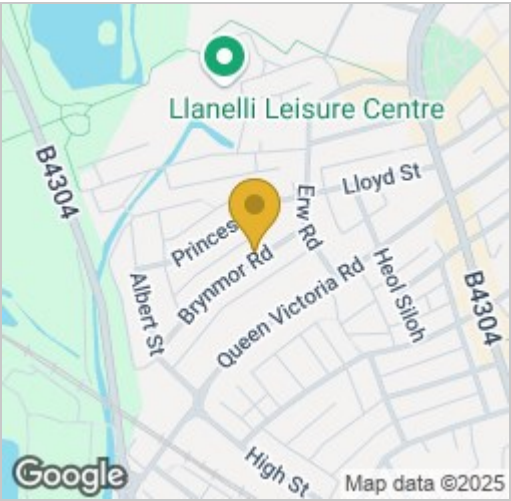
## Externally

Enclosed rear garden.

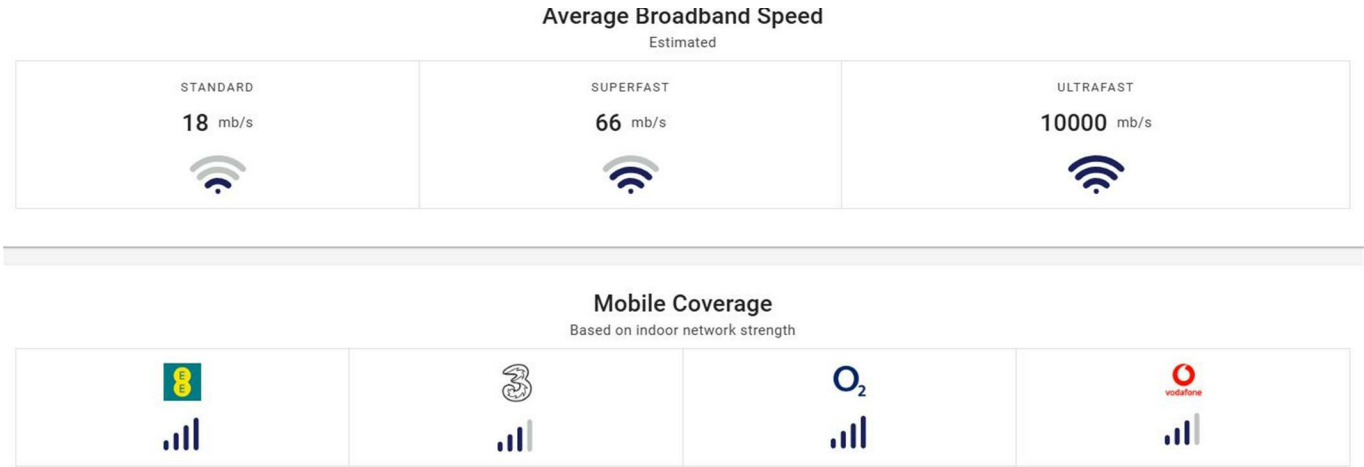
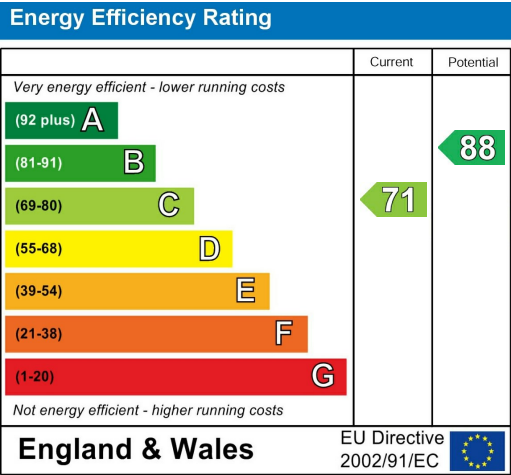




To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Mid-Terrace Property
- Three Bedroom
- Enclosed Garden
- On Road Parking
- EPC - C
- Approx. 81 m2
- Council Tax - B (April 2025)
- Mains Gas, Electric, Water & Drainage
- No Chain
- Freehold



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 along with any boundary plan, 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 in any instance.

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.