



31 Bryn Road, Llanelli, SA15 2LN  
£139,950

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Davies Craddock Estates are pleased to present this mid-terrace property on Bryn Road, Llanelli.

Situated with quick and easy access to locals schools, Llanelli Town Centre, Llanelli Beach and the ever popular Millennium Coastal Path.

The property offers, a spacious living room, kitchen diner and bathroom on the ground floor followed by three bedrooms on the first. Externally, an enclosed rear garden with patio and lawn area leading to garage.

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

Comprising of;

### Entrance Vestibule

Laminate flooring, door into;

### Living Room

22'0" x 16'6" approx. (max) (6.73 x 5.04 approx. (max))

Laminate flooring, radiator, gas fire and fire surround, stairs to first floor, window to front, door to rear leading to garden, two storage cupboards housing gas/electric meters.

### Kitchen Diner

26'8" x 8'7" approx. (8.13 x 2.64 approx. )

Fitted with wall and base units with worktop over, oven and gas hob with extractor hood over, sink and drainer, space for fridge/freezer, washing machine and tumble dryer, vinyl/wood effect tiled flooring, two radiators, two windows and door to side, door into;







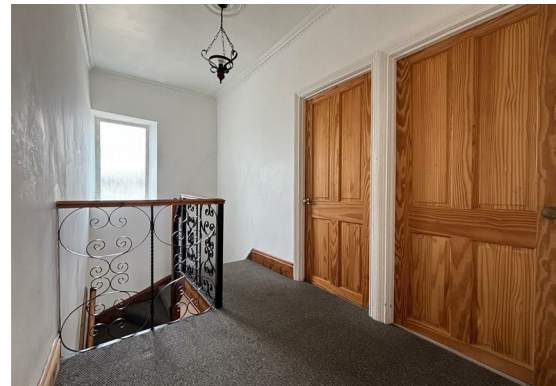
## Bathroom

6'0" x 9'2" approx. (1.83 x 2.80 approx. )

Fitted with W/C, hand wash basin, panelled bath with shower over, radiator, window to rear, wood effect tiled flooring, loft access, storage cupboard housing boiler (POTTERTON)

## Stairs & Landing

Window to rear, loft access



## Bedroom One

8'10" x 11'4" approx. (2.71 x 3.46 approx. )

Window to front, radiator, laminate flooring.

## Bedroom Two

10'2" x 9'0" approx. (3.12 x 2.76 approx. )

Window to rear, radiator, laminate flooring.



## Bedroom Three

8'5" x 5'10" approx. (2.57 x 1.79 approx. )

Window to front, wooden flooring.



## External

Enclosed rear garden with patio and lawn areas, pathway leading to garage.

## Garage

15'5" x 15'0" approx. (4.71 x 4.58 approx. )


Electric door to side, window to front.

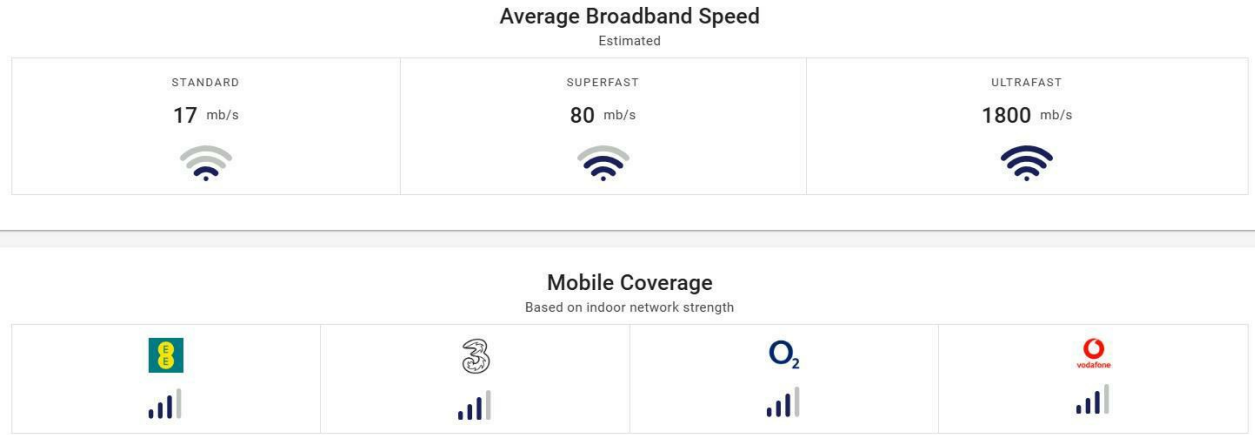


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Mid-Terrace Property
- Three Bedrooms
- Enclosed Garden
- Garage
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Approx. 86m<sup>2</sup>
- Council Tax - B (June 2025)
- Freehold
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.

We'd love to hear what you think!

LEAVE US  
A REVIEW



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Google  
Reviews ★★★★★

