



1 Bryntirion,

£129,950



Calow Evans
Estate Agents

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1 Bryntirion,

A well-presented two-bedroom ground floor flat, ideally located within easy reach of Llanelli town centre and the popular Trostre Retail Park. This property offers an excellent buy-to-let opportunity or a perfect option for those looking to downsize. The accommodation benefits from double glazing, Economy 7 central heating, and allocated parking spaces to both the front and rear. Currently tenanted, the flat is available to purchase with the tenant in situ, providing an immediate investment opportunity.





Accommodation

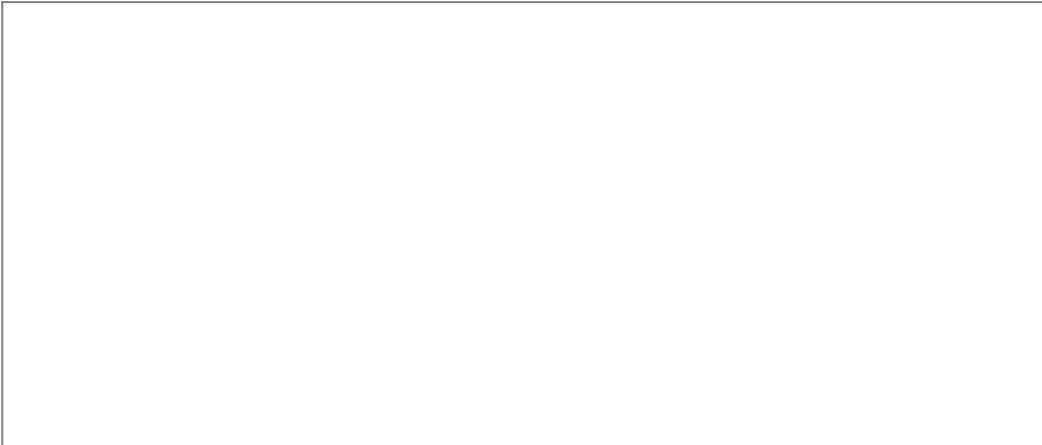
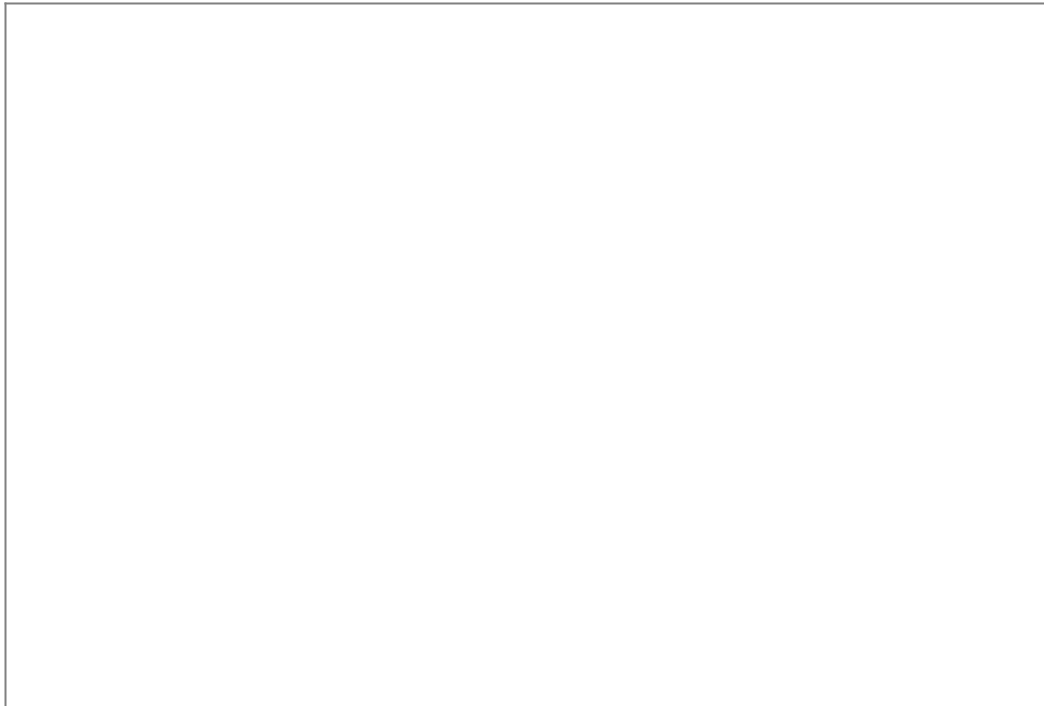
Entrance Hallway

Lounge

5.31m x 3.35m (17'5" x 11'0")

Double glazed window to front, economy 7 heater, opening to:





Kitchen
3.48m x 2.16m (11'5" x 7'1")

Double glazed window to rear, tiled floor, built-in electric oven, hob, extractor over, integrated washing machine & dryer, sink & draining board unit.

Bedroom One
4.83m x 2.64m (15'10"/13'7" x 8'8")

Double glazed window to front, economy 7 heater, built in wardobes.

Bedroom Two
3.23m x 2.57m (10'7" x 8'5")

Double glazed window to rear, economy 7 heater.

Shower Room
2.26m x 1.68m (7'5" x 5'6")

Suite comprising WC, pedestal wash hand basin, mains shower in enclosure, tiled walls, tiled floor, heated towel rail.

Tenure

We have been advised by the vendor that the property is leasehold with an annual management fee of £1,000 and a ground rent of £60.

Services

We are advised mains services are connected. Economy 7 heating.

Broadband Speed/Mobile Phone Coverage

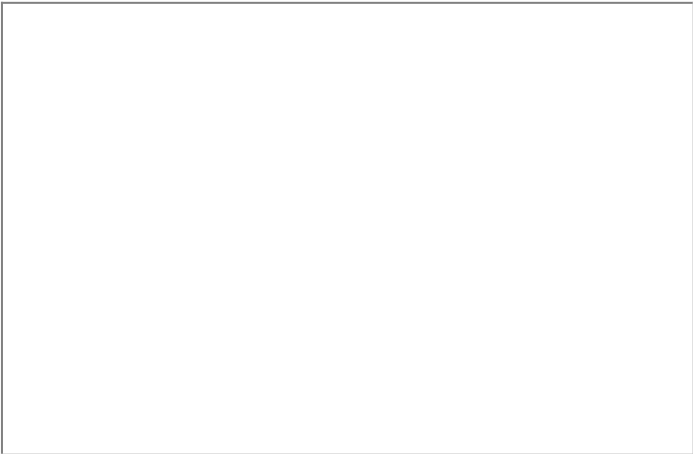
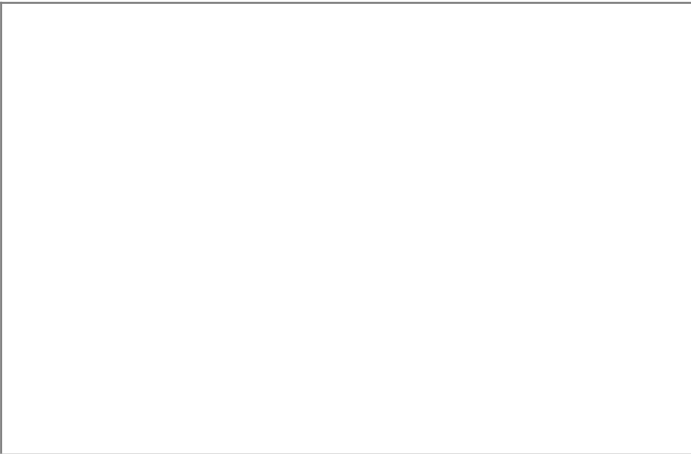
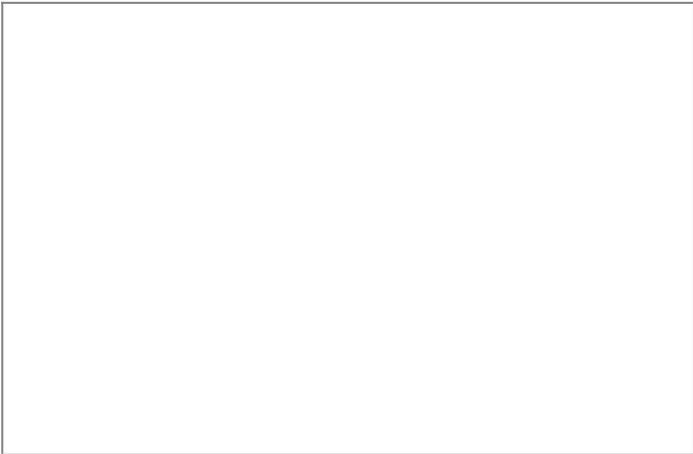
We are advised that super-fast broadband and mobile phone coverage are available in this area.

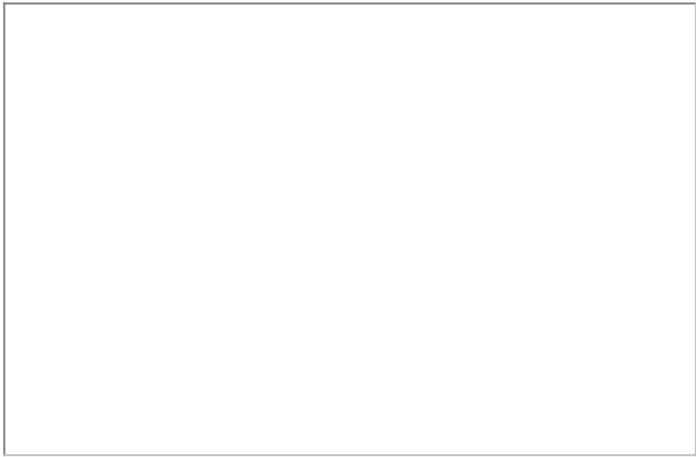
Disclaimer

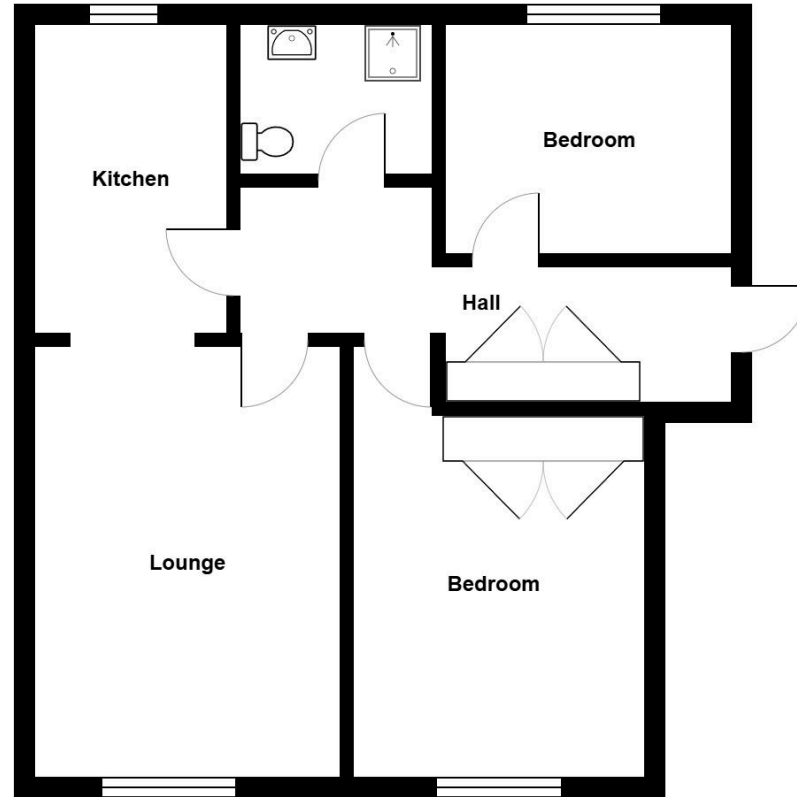
Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.

Council Tax

Band A







All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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