



Bryn Y Berllan , Rhosmaen, Llandeilo, SA19 6NP

Offers in the region of £265,000

A conveniently located semi detached house situated on the edge of Llandeilo with its range of boutique shops and within easy travelling distance of the market town of Carmarthen. Accommodation comprises entrance hall, lounge, dining room, kitchen, utility room, 2 bedrooms one with en suite and bathroom to the front of the property and a further bedroom with en suite accessed to the rear of the property via a second staircase in the utility room. The property benefits from oil central heating, uPVC double glazing, off road parking and enclosed rear garden.

Ground Floor

Hardwood entrance door to

Entrance Hall

with stairs to first floor to the front of the house, radiator and Quarry tiled floor.

Lounge

22'9" x 11'7" red to 9'5" (6.95 x 3.55 red to 2.88)



with open fireplace, 2 radiators, Hardwood floor, alcove shelving, coved ceiling and uPVC double glazed window to front and rear with fitted shutters.

Dining Room

8'7" x 9'7" (2.64 x 2.93)



with under stairs cupboard, Quarry tiled floor, radiator, coved ceiling and uPVC double glazed window to side.

Kitchen

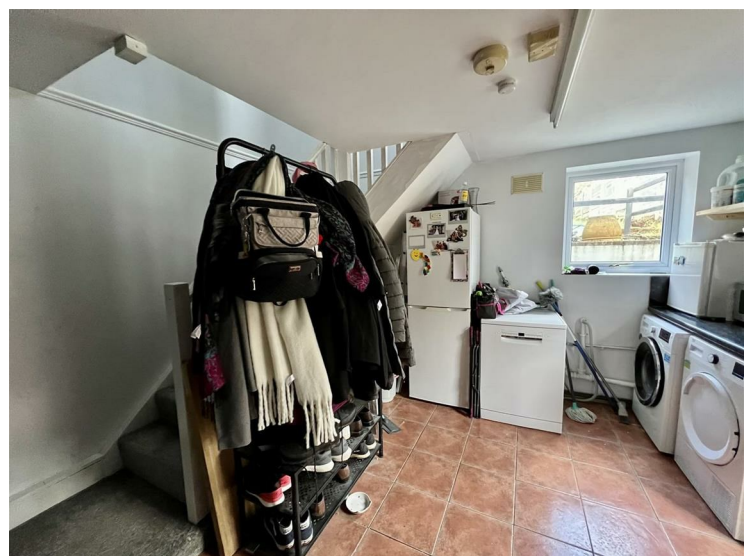
7'10" min x 12'10" (2.4 min x 3.93)



with range of fitted base units, one and a half bowl resin sink unit with mixer taps, free standing Range with extractor over, alcove shelving, tiled floor, downlights and uPVC double glazed window to side.

Utility Room

10'5" x 12'7" (3.18 x 3.85)



with range of fitted base units, stainless steel sink unit with mixer taps, plumbing for automatic washing machine, free standing oil boiler providing domestic hot water and central heating, stairs to first floor to main bedroom with en suite, tiled floor, radiator and uPVC double glazed window to rear and door to side.

First Floor

Landing

with radiator and roof light.

Bedroom 1

10'5" x 10'3" (3.18 x 3.14)



with built in cupboard, wall light and uPVC double glazed window to rear.

En Suite

7'9" x 9'10" min (2.37 x 3.02 min)



with low level flush WC, pedestal wash hand basin, p shape panelled bath with shower over, part tiled walls, part tiled floor, heated towel rail, built in cupboards, extractor fan and Fakro window to front and rear.

Bedroom 2

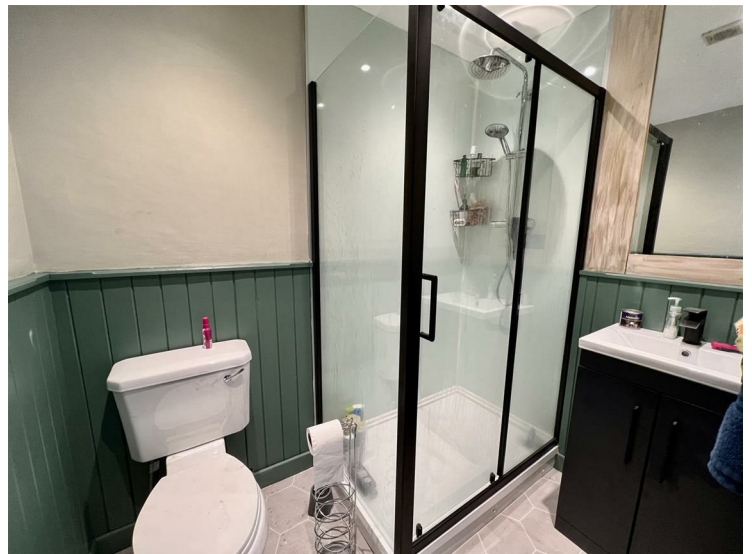
11'7" x 10'2" inc to 13'7" (3.54 x 3.11 inc to 4.16)



with 2 built in wardrobes, radiator, small hatch to roof space, coved ceiling and 2 uPVC double glazed windows to front with fitted shutters.

En Suite

5'3" x 6'9" (1.62 x 2.08)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with mains shower, half Respatex walls, half tongue and groove walls, tiled floor, downlights, extractor fan and heated towel rail.

Bedroom 3

10'9" x 9'8" (3.29 x 2.95)



with radiator, coved ceiling and uPVC double glazed window to rear.

Bathroom

9'8" x 9'8" (2.97 x 2.97)



with low level flush WC, 2 vanity wash hand basins with cupboards under, airing cupboard, slipper bath and shower attachment taps, tongue and groove walls to half, tiled floor, downlights, heated towel rail and uPVC double glazed window to rear.

Outside



with parking for 2 cars to front, gated side access to rear garden with steps up to brick paved patio, lawned garden, flower and shingle borders, shrubs and bushes, timber shed with power and light connected and outside tap.

Services

Mains electricity, water and drainage.

Council Tax

Band E

NOTE

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and travel approximately 7 miles, through the town of Llandeilo and straight over the roundabout towards Llandovery and the property can be found on the left hand side, identified by our For Sale board.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.