21 Bryn Siriol, Llanelli, SA14 8AD

£159,995

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Est 1978

Davies Craddock Estates are delighted to present for sale, this semi-detached property, perfectly situated in Brynsiriol, Llanelli.

Tucked away in a quiet yet convenient setting, this home is set back from the road. You are welcomed by a pleasant front courtyard area. Inside, the ground floor offers a spacious living room flowing into the dining room. A functional kitchen and a separate utility room complete the downstairs.
Upstairs, the first floor comprises three bedrooms and Shower Room.

To the rear, there is a private and enclosed raised courtyard garden, perfect for low-maintenance space. A valuable addition to the property is the single garage, which is located nearby, providing secure off-street parking or storage.

This property offers a fantastic opportunity for first-time buyers or families. With no onward chain, early viewing is essential to see what this property has to offer.

Entrance Hallway

Laminate flooring, radiator, storage cupboard (housing meters)

Living Room

17'1" x 10'11" approx. (5.21 x 3.33 approx.)

Window to front, radiator, gas fire and surround, laminate flooring, alcove storage, opening into;

Dining Room

11'4" x 9'2" approx. (3.47 x 2.80 approx.)

Laminate flooring, radiator, window to rear.

Kitchen

11'0" x 10'0" approx. (max) (3.36 x 3.07 approx. (max))

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor hood over, tiled splash backs, space for fridge/freezer, window to rear, door into;

Utility

4'7" x 13'10" approx. (1.40 x 4.24 approx.)

Fitted with wall and base unit with worktop over, space for washing machine and tumble dryer, radiator, loft access, door to front and rear.

Landing

Loft access with fold own ladder (boarded and lighting) Airing cupboard housing boiler (WORCESTER)

Bedroom One

9'10" x 10'11" approx. (3.00 x 3.34 approx.)

Fitted wardrobes, radiator, laminate flooring, window to front.

Bedroom Two

6'11" x 11'0" approx. (2.11 x 3.36 approx.)

Radiator, laminate flooring, window to rear.

Bedroom Three

10'0" x 6'10" approx. (3.07 x 2.09 approx.)

Radiator, window to front.

Shower Room

6'6" x 6'9" approx. (2.00 x 2.08 approx.)

Fitted with W/C, hand wash basin double shoer cubicle, heated towel rack, wall mounted mirror cabinet, tiled walls and flooring, window to rear.

External

Courtyard garden to the front with shrubs. Enclosed rear raised courtyard garden with pond.

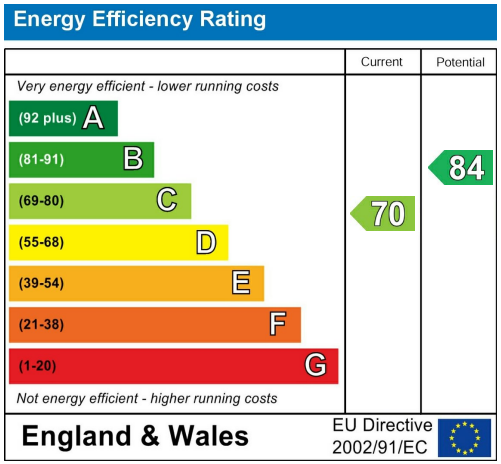
Garage

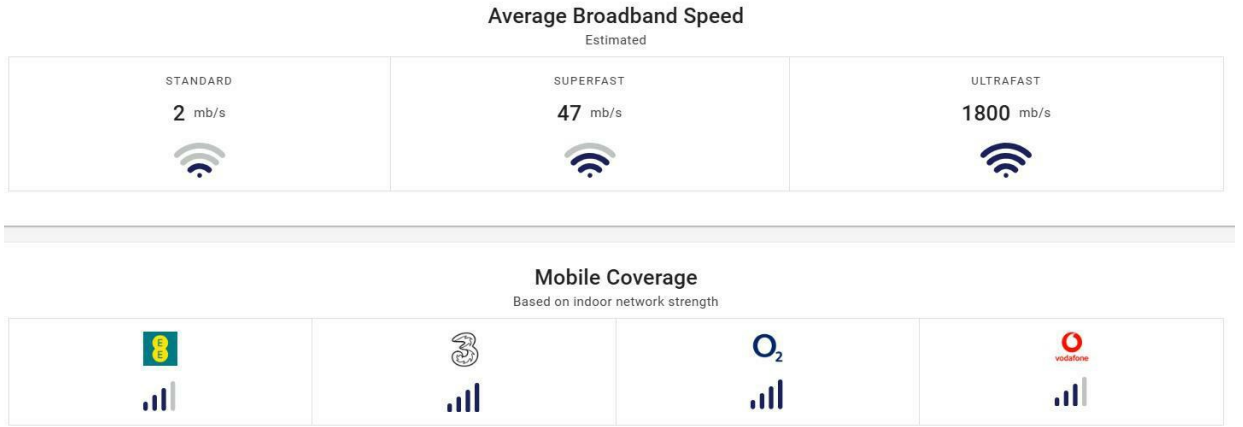
16'0" x 7'5" approx. (4.89 x 2.27 approx.)

Detached garage. Located away from property, (not inspected).

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

- Semi-Detached Home
- Three Bedrooms
- Front & Rear Courtyard Garden
- Garage Located Away From Property
- Mains Gas, Electric, Water & Drainage
- EPC - C
- Council Tax - B (Sept 25)
- Freehold - TBC
- No Chain
- Viewing Essential





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 firms 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 fitments 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!
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Reviews

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