

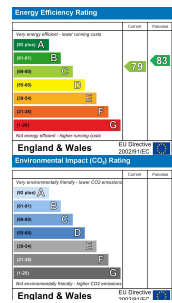


66 Bryn Uchaf, Bryn, Llanelli, Carmarthenshire, SA14 9UQ

- Traditionally Built, Detached Property
- Lounge, Sitting Room & Snug/Office
- Double Driveway & Double Garage Offering Ample Of Off-road Parking & EV Charger
- Four Bedrooms
- Cloakroom, Bathroom & En-suite Shower-room
- Sought-after Residential Estate That Offers Good Links To The M4, Coastal Road & Llanelli Town
- Ideal Family Home
- A Must See To Appreciate Size, Location & Presentation!
- EPC RATING C. COUNCIL TAX BAND E.

£355,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





Located in Bryn Uchaf, a popular residential estate in the quiet village of Bryn, we have this four-bedroom detached property for sale. Immaculately presented both internally as well as externally a "turn-key" property ready to welcome all you lucky buyers. This property is an ideal family home, offering plenty of space with modern finishes, a spacious driveway that accommodates two cars, and a double garage with an EV Charger. Viewing is highly recommended to appreciate the size, presentation and location. EPC RATING C. COUNCIL TAX BAND E.

Accommodation comprises: Hallway, cloakroom, storage cupboard, study, lounge, sitting room, spacious kitchen/diner through to utility room, landing, bathroom, four bedrooms-three of which are doubles and the master that offers an en-suite shower room. Open-aspect frontage with a driveway leading to a double garage. An enclosed rear garden with a beautiful patio and the remainder laid with astro-lawn, secure gated pedestrian access to the side leading to the driveway.

Bryn, locally known as Y Bryn (the Hill), is a village situated east of Llanelli. It is part of the Llanelli Rural (Welsh-Llanelli Wledig) community, and it borders the villages of Llangennech, Dafen, Penceilogi, Pen-y-graig and Bynea. It is mainly a suburban area, with surrounding farmland to the north and east. The village has its own school, Ysgol Y Bryn, which is an English school. It is also home to St Michael's Independent Secondary School, Primary School and Sixth Form (Year 12 and 13). The Welsh schools are in the nearby villages of Llangennech and Bryn



..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built property. Mains electric, gas, sewerage and water connected. Council Tax Band E. EV Charger situated on the side of the property by the driveway. Covenants and provisions are referred to on the title; we have a copy on file. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability- full outdoor coverage for EE and O2, variable outdoor coverage for Three and Vodafone. Can we politely ask that all shoes are removed before viewing.
WHAT3WORDS///sobs.badge.loving

ENTRANCE HALL

STORAGE CUPBOARD

SNUG/OFFICE/PLAYROOM

LOUNGE

CLOAKROOM

SITTING ROOM

OPEN PLAN KITCHEN/DINER

UTILITY ROOM

UNDERSTAIRS STORAGE CUPBOARD

LANDING

BATHROOM

STORAGE CUPBOARD

BEDROOM 1

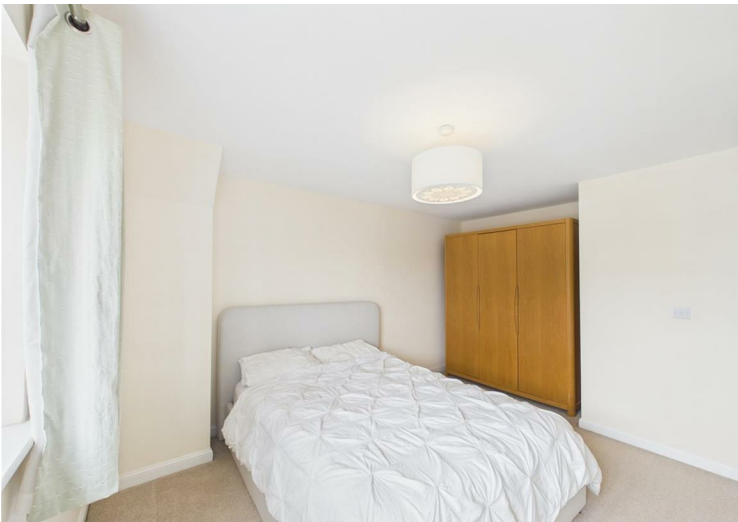
EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

GARAGE



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.