



Pant Bryn Isaf, £230,000

- Semi Detached
- Great Location
- Good Sized Garden
- Off road Parking
- Close to Schools
- M4 Nearby
- EPC Rating: Awaited



3 2 1



About the property

Situated in a peaceful and sought-after area of Llanelli, this well-proportioned three-bedroom semi-detached property offers an excellent opportunity for families and first-time buyers alike. Conveniently located within close proximity to local schools, amenities, and with easy access to the M4 corridor, the property combines comfort with practicality.

Internally, the accommodation comprises a welcoming entrance, a spacious lounge, and a modern kitchen/diner providing an ideal space for both everyday living and entertaining. A useful ground floor WC adds further convenience.

To the first floor are three well-sized bedrooms along with a family bathroom.

Externally, the standout feature of this home is the larger-than-average rear garden, offering fantastic outdoor space. The garden presents excellent potential for extending, the construction of a garage (subject to the necessary consents), or simply serves as a perfect area for children to play and families to enjoy.

A superb home in a desirable location.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

Ground Floor

Entrance Hall

Wc

Lounge

14' Max x 11' 11" Max (4.27m Max x 3.63m Max)

Kitchen/ Diner

15' 5" x 8' 9" (4.70m x 2.67m)

First Floor

Landing

Bedroom One

12' 1" x 8' 5" (3.68m x 2.57m)

Bedroom Two

9' x 9' (2.74m x 2.74m)

Bedroom Three

9' x 5' 11" (2.74m x 1.80m)

Bathroom

6' 5" x 6' 2" (1.96m x 1.88m)

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Floorplan



Total floor area 73.3 m² (789 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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