



**MELANIE ANDERSON**  
Independent Estate Agents POWERED BY **exp** UK

# Heol Y Bwlch, Bynea, Llanelli, SA14 9ST

Offers In Region Of £230,000

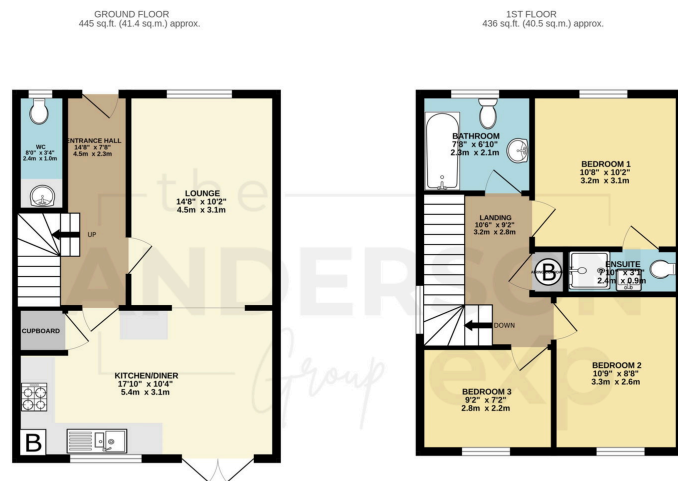
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- Well-Presented Three Bedroom Property
- Ground Floor W/C + Two First Floor Bathrooms
- Enclosed Low Maintenance Rear South Facing Garden
- Convenient Location
- Easy Access to M4
- Open Plan Kitchen/Diner
- Ideal First Time Buyers/ Family Home
- Driveway + Single Car Garage
- Close to Local Schools, Shops and Amenities
- Quote RT001



Situated in the popular residential location of Bynea, is this well-presented three-bedroom semi-detached home on Heol Y Bwlch. Benefiting from modern and spacious accommodation throughout, the property features a kitchen/diner with French doors opening onto the rear garden, separate lounge, ground floor WC, master bedroom with en-suite, two further bedrooms and family bathroom. Externally, the home boasts from driveway parking, a single garage, front garden laid to lawn and an enclosed rear garden with lawn, patio seating area and timber pergola. Conveniently positioned within easy reach of local amenities, schools, transport links and the Loughor Estuary. An ideal first-time purchase, family home or investment. Viewing is highly recommended. Freehold.



TOTAL FLOOR AREA: 82.9 sq.m (81.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and do not constitute a guarantee for any price, option or investment. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The picture, colours and dimensions shown here are not tested and no guarantee as to their accuracy or efficiency can be given.  
 Made with Homeplan (2020)



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