



I5 Pant Bryn Isaf, Llanelli, SA14 9EQ
£285,000

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Davies Craddock Estates are pleased to present for sale this detached property set in Plas Bryn Isaf, Llwynhendy, Llanelli.

Set within the desirable area of Plas Bryn Isaf, this delightful detached property briefly comprises an entrance vestibule leading into a welcoming living room, which flows through to a kitchen-diner. Additional ground floor benefits include a convenient cloakroom and a bright conservatory that opens directly out to the rear garden, alongside the added convenience of an integral garage.

To the first floor, the property hosts three well-proportioned bedrooms, featuring a master bedroom with an en-suite, and a family bathroom.

Externally, the front of the property boasts a driveway leading to the integral garage, while the enclosed rear garden offers a decorative stone seating area, a raised lawn, a decking area, a wooden storage shed, and a practical brick-built outbuilding.

Situated in a popular and convenient residential area of Llwynhendy, Plas Bryn Isaf benefits from excellent access to a range of local amenities. The property is ideally positioned close to local schools, shops, and everyday conveniences, while also offering good transport links to Llanelli town centre, Trostre Retail Park, and the coast. With local bus routes nearby and straightforward connections to the A4138, it provides an ideal base for commuters and families alike.

Early viewing is essential to see what this property has to offer.





Entrance

Door into:

Hallway

Window to side, laminate flooring, radiator.

Living Room

16'0" x 11'0" approx (4.88 x 3.36 approx)

Window to front, laminate flooring, stairs to first floor, radiator.

Kitchen Diner

19'9" x 9'6" approx (6.04 x 2.92 approx)

Window and patio doors to rear, door to side, wall and base units with worktop over, sink and drainer, gas hob and electric oven with extractor fan over, space for fridge freezer and washing machine, part laminate and tiled flooring, under stairs, two radiators, door to side.

Cloakroom

8'4" x 3'3" approx (2.55 x 1.01 approx)

Window to side, laminate flooring, W/C, hand wash basin, radiator.

Conservatory

9'8" x 9'7" approx (2.97 x 2.93 approx)

Patio doors to side, tiled flooring.

First Floor Landing

Window to side, airing cupboard, loft access, radiator.

Bedroom One

12'6" x 11'0" approx (3.82 x 3.36 approx)

Window to rear, built in wardrobes, radiator.

Ensuite

Window to rear, laminate flooring, W/C, hand wash basin, shower cubicle, heated towel rail.

Bedroom Two

10'7" x 9'2" approx (3.23 x 2.81 approx)

Window to front, built in wardrobes, radiator.

Bedroom Three

9'10" x 8'10" approx (3.00 x 2.71 approx)

Window to front, radiator.

Bathroom

Window to side, laminate flooring, partly tiled walls, W/C, hand wash basin, bath.

Externally

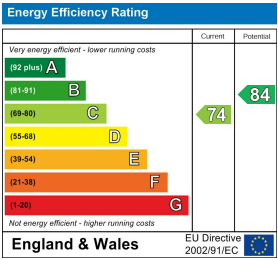
Decorative stone and seating area, steps up to lawn and decking area.

Integral Garage

16'6" x 8'5" approx (5.05 x 2.58 approx)

Up and over door, electrics.





These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

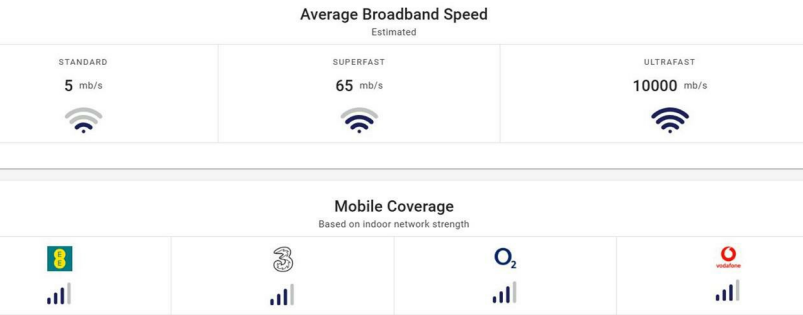
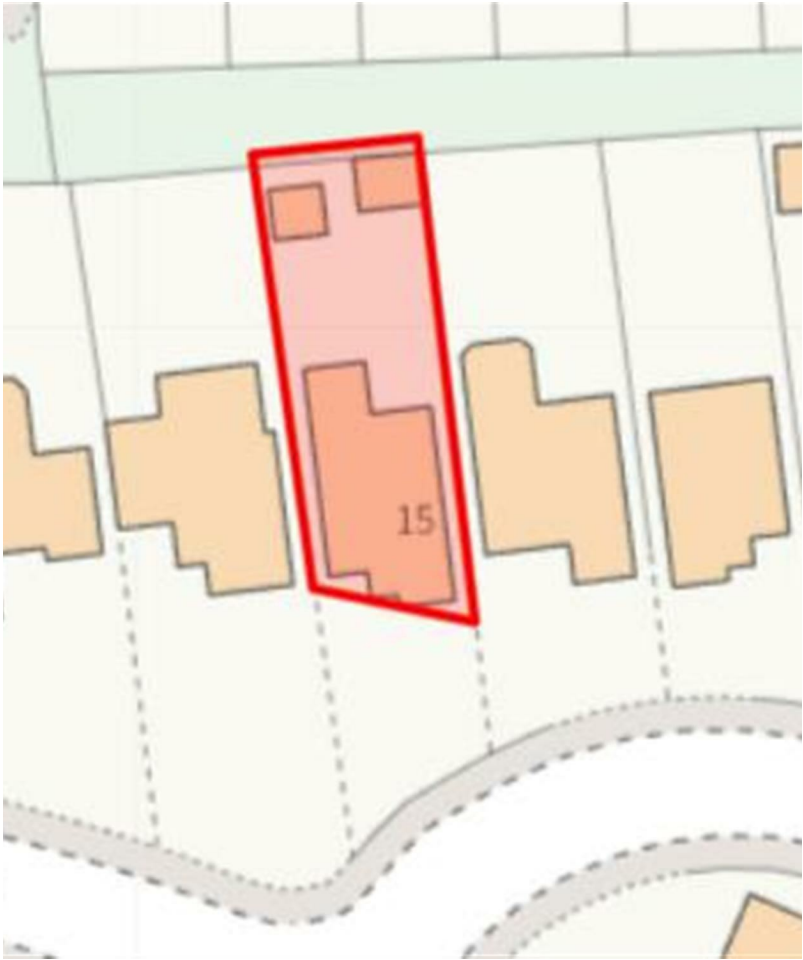
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

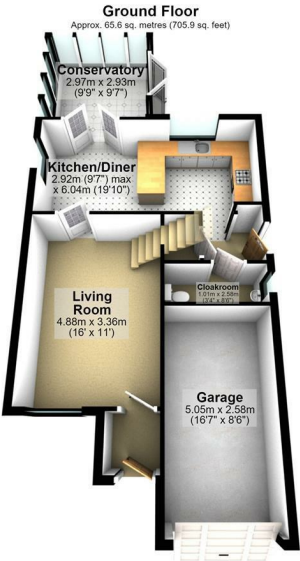
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.



- Detached Property
- Three Bedrooms
- Master En-suite
- Garage & Driveway
- Enclosed Garden With Outbuilding
- Council Tax Band - D

- (information provided by the local authority, subject to change).
- EPC - C - Approx. 96m²
 - Mains Gas, Electric, Water & Drainage
 - Viewing Essential
 - Freehold



Total area: approx. 113.3 sq. metres (1219.9 sq. feet)

We'd love to hear what you think!
**LEAVE US
A REVIEW**



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Reviews ★★★★★

