



2 Heol Bryncelyn, Llanelli, SA14 8WE

£265,000



Davies Craddock Estates are delighted to present for sale this well-appointed detached bungalow, set within the quiet and highly desirable cul-de-sac of Heol Bryncelyn, Llanelli.

Ideally situated, the property enjoys convenient access to Llanelli town centre, nearby well-regarded primary and secondary schools, local shops, and healthcare facilities. Excellent transport and road links—including swift access to the A484 and M4 corridor—make commuting towards Swansea, Carmarthen, and beyond effortless, while scenic coastal walks along the Millennium Coastal Park are just a short drive away.

Approached via a private driveway leading to a detached garage, the property is set back behind a decorative front garden with steps leading down past mature trees and shrubs.

Inside, the home offers a bright and versatile layout comprising a welcoming lounge, a fitted kitchen, and a flexible sitting room that flows seamlessly into a spacious conservatory overlooking the grounds. The accommodation features two double bedrooms, including a primary bedroom with an en-suite shower room, alongside a family bathroom.

Externally, the private, fully enclosed rear garden features gated side access, a generous paved patio for outdoor entertaining, a small lawn, and a charming, secluded "secret" garden to the side, all surrounded by established greenery.

Offered with no onward chain, early viewing is essential to see what this property has to offer.

Please note - Probate has been applied for and this sale is subject to the Grant of Probate being formally granted.





Entrance Hallway

Radiator, laminate flooring, airing cupboard with radiator.

Living Room

17'5" x 12'3" approx. (5.32 x 3.74 approx.)

Bay window to front, standard window to side, fire and surround, two radiators.

Kitchen

11'5" x 9'2" approx. (3.49 x 2.80 approx.)

Fitted with wall and base units with worktop over, free standing cooker with extractor hood over, sink and drainer with mixer tap, integrated fridge freezer and washing machine, tiled splash backs, tiled flooring, radiator, window to rear, external door to side.

Sitting Room

8'2" x 8'5" approx. (2.50 x 2.57 approx.)

Radiator, opening into;

Conservatory

10'9" x 13'1" approx. (3.29 x 3.99 approx.)

Radiator, laminate flooring, patio doors to rear.

Bedroom One

11'5" x 11'8" approx. (3.49 x 3.56 approx.)

Window to rear, radiator, built in wardrobes/



Ensuite

6'9" x 6'0" approx. (2.07 x 1.84 approx.)

Fitted with W/C, hand wash basin, shower cubicle, radiator, tiled walls, vinyl flooring, window to side.

Bedroom Two

9'0" x 13'1" approx. (2.75 x 4.01 approx.)

Window to front, radiator built in wardrobe/storage.

Bathroom

6'9" x 6'9" approx. (2.07 x 2.07 approx.)

Fitted with W/C, hand wash basin, panelled bath, radiator, tiled walls, vinyl flooring.

External

Front : Driveway leading to detached garage. Front gardens with decorative stones and mature trees/shrubs.

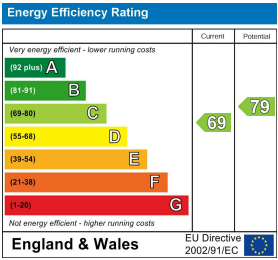
Rear : Enclosed garden with patio and lawn areas surrounded by mature trees and shrubs.

Garage

18'4" x 10'2" approx. (5.60 x 3.11 approx.)

Up and Over door to front.





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.

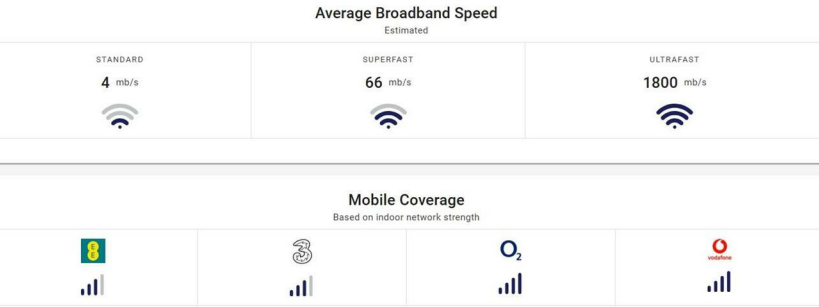
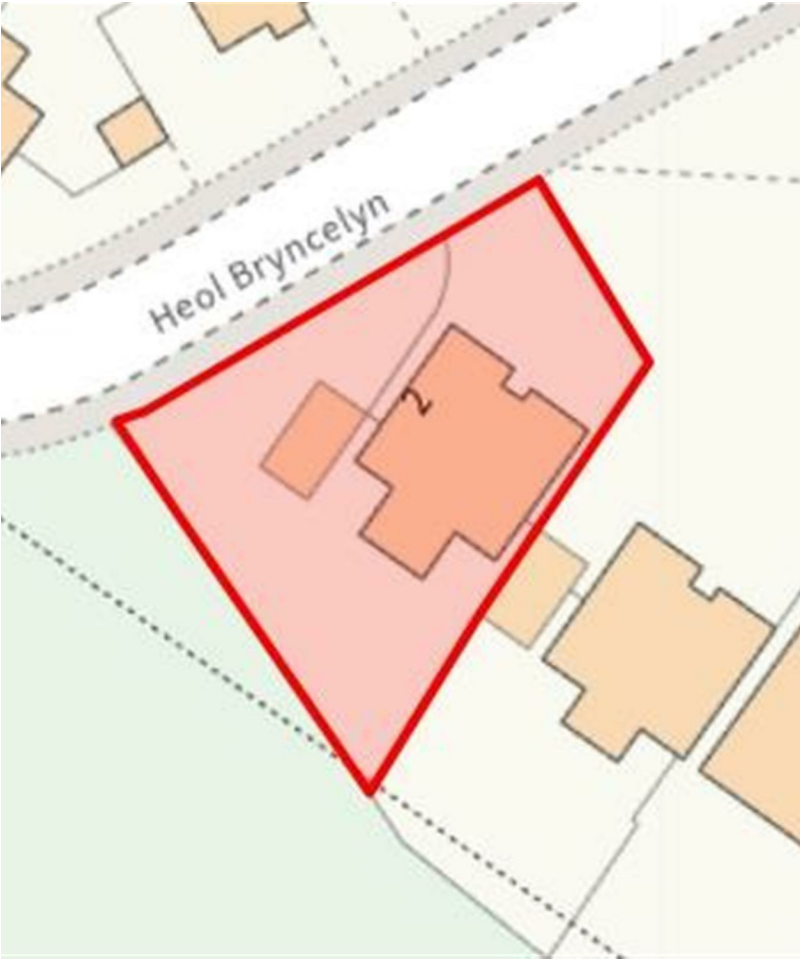
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

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.

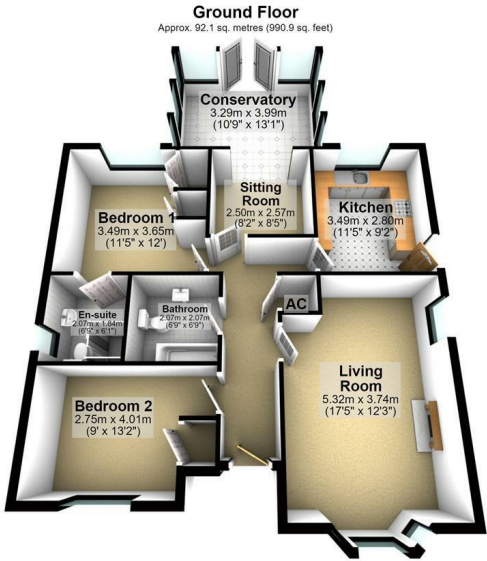
Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form 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
- Two Bedrooms
- Master Ensuite
- Two Reception Rooms & Conservatory
- Detached Garage & Driveway
- Council Tax Band - D (Information provided by the local authority, subject to change).
- EPC - C - Approx. 82m2
- Mains Gas, Electric, Water & Drainage
- Freehold No Chain
- Awaiting Grant Of Probate



Total area: approx. 92.1 sq. metres (990.9 sq. feet)

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



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Reviews ★★★★★

