



Rhes Brickyard Row, £325,000

- Sought After Area
- Garage Conversion
- Solar Pannels
- Good Catchments for Schools
- Driveway
- Solar Panels
- Close to Scenic Walks
- Electric Charging Point
- EPC Rating: B



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About the property

A well-presented 4-bedroom detached property in the sought after area of Rhes Brickyard Row, Llanelli. This lovely home boasts a well maintained garden, providing a serene outdoor space for relaxation and entertainment. Enjoy the convenience of driveway parking and a garage with a conversion above, perfect for an office or work space. The property compromises 4 beautiful bedrooms, 1 en-suite and Bathroom on the first floor. The ground floor compromises a stunning Kitchen and Dining room, Utility room, Cloakroom and a good sized Lounge. The property is situated close to a range of local amenities such as shops, schools, and scenic walks and links to the M4 Trostre park outlet and also links to Swansea. This house offers a modern, characteristic feel and is the perfect family home. Viewing is highly recommended to appreciate how spectacular this property is.

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

Lounge

21' 5" x 11' 10" (6.53m x 3.61m)

Kitchen/Dining Room

21' 9" x 8' 6" max (6.63m x 2.59m max)

Utility Room

Bedroom 1

12' x 11' 7" (3.66m x 3.53m)

Ensuite

Bedroom 2

12' 4" x 8' 9" (3.76m x 2.67m)

Bedroom 3

9' 6" x 8' 6" (2.90m x 2.59m)

Bedroom 4

8' 11" x 8' 9" (2.72m x 2.67m)

Garage (Ground Floor)

20' 4" x 10' 1" (6.20m x 3.07m)

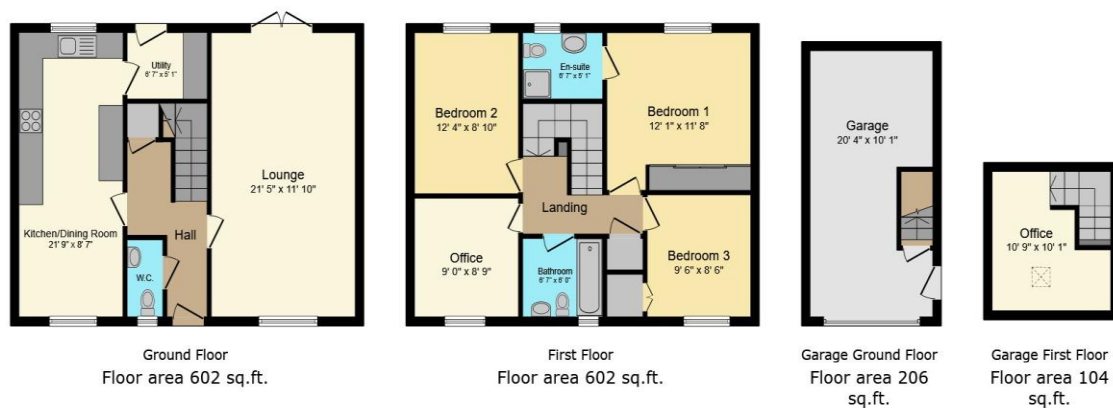
Garage (Conversion/ Office)

10' 9" x 10' max (3.28m x 3.05m max)

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Floorplan



Total floor area: 1,513 sq.ft.

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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