



Bryn Uchaf, offers over £300,000

- Four Bedroom
- Detached House
- Detached Garage
- Ideal Family Home
- EPC Rating A
- Solar Panel System with Battery Bank
- EPC Rating: A



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About the property

Set within the sought-after Bryn Uchaf development in Llanelli, this beautifully presented four-bedroom detached home offers spacious, modern living perfect for families. Situated in a quiet residential location, the property benefits from a generous driveway and an detached garage, providing ample parking and storage.

Inside, the home features a bright and welcoming entrance hall leading to a well-proportioned lounge, ideal for relaxing or entertaining. The contemporary kitchen/dining area offers plenty of worktop and cupboard space, with room for a family table and direct access to the rear garden. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find four good-sized bedrooms, including a master with en-suite shower room. The remaining bedrooms are well suited for family use, guest accommodation, or home-office space. A modern family bathroom serves the additional bedrooms.

Outside, the property boasts a private rear garden, perfect for outdoor dining, children's play, or simply unwinding. The front driveway provides off-road parking for multiple vehicles alongside the garage.

In addition, the property benefits from solar panels installed at a cost of approximately £15,000, which play a key role in achieving an impressive EPC A rating, complemented by a large-capacity storage battery housed in the garage. Located close to local schools, shops, and commuter links, this property combines comfort, convenience, and a highly desirable setting.



Accommodation

Ground Floor

Entrance Hall

Cloakroom

Lounge

15' 5" x 11' 9" (4.70m x 3.58m)

Kitchen/ Dining Room

19' 2" Max x 13' 6" Max (5.84m Max x 4.11m Max)

First Floor

Landing

Bedroom One

10' 4" x 10' (3.15m x 3.05m)

Ensuite

7' 2" Max x 6' Max (2.18m Max x 1.83m Max)

Bedroom Two

10' 2" Max x 8' 11" Max (3.10m Max x 2.72m Max)

Bedroom Three

9' 8" Max x 9' Max (2.95m Max x 2.74m Max)

Bedroom Four

9' 2" x 6' 11" (2.79m x 2.11m)

Bathroom

6' 3" x 5' 7" (1.91m x 1.70m)

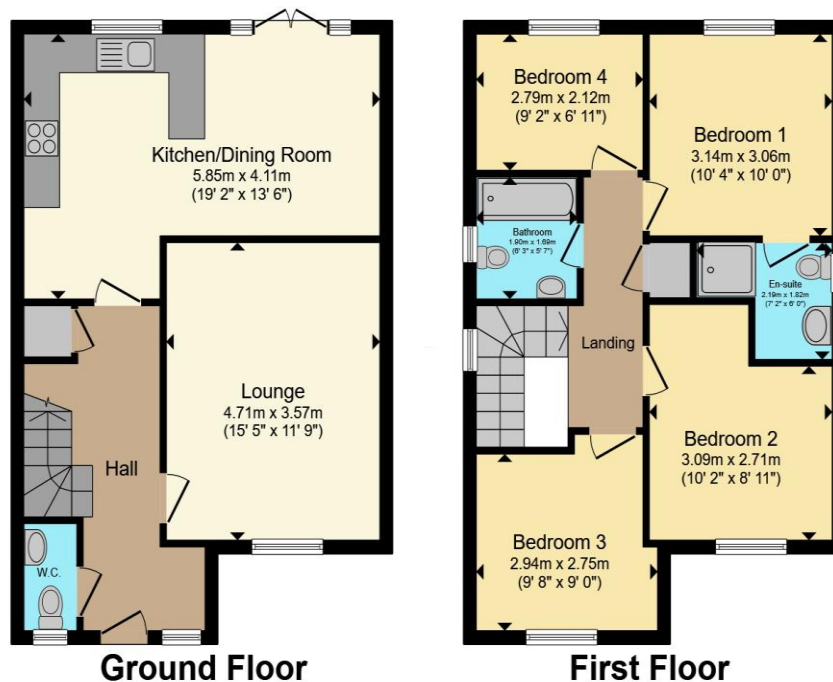
Agents Notes

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.

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Floorplan



Total floor area 102.2 m² (1,100 sq.ft.) approx

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