



## Bryn Uchaf, Bryn Llanelli

offers in the region of **£275,000**

- Good links to M4
- Loughor Estuary close by
- Great location
- 2 Parking Spaces
- EPC Rating: Awaiting



 4  0  0



## About the property

We welcome this beautiful 4-bedroom detached property in the sought after area of Bryn Uchaf, Llanelli. This home boasts a great rear garden, providing a serene outdoor space for relaxation, and is low maintenance with rural surroundings. Enjoy the convenience of driveway parking for two cars and a garage making coming home a breeze. The property comprises 4 beautiful bedrooms, one of which has an en-suite, a good sized Kitchen/Dining Room, Utility room, Cloakroom, Lounge, and Family Bathroom. 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, luxury feel and is the perfect family home. Viewing is highly recommended, call 017928994422 to book a viewing...

## Accommodation

### Kitchen/Dining Room

19' 2" max x 13' 3" ( 5.84m max x 4.04m )

### Lounge

11' 7" x 15' 4" ( 3.53m x 4.67m )

### W.C

### Bedroom 1

10' x 8' 9" ( 3.05m x 2.67m )

### Bedroom 2

10' 1" x 10' 1" ( 3.07m x 3.07m )

### Bedroom 3

8' 9" max x 8' 9" ( 2.67m max x 2.67m )

### Bedroom 4

12' 1" x 6' 9" ( 3.68m x 2.06m )

### Bathroom

### Garage

## 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.