94 Bryn Uchaf, Bryn, Llanelli, SA14 9UQ £340,000

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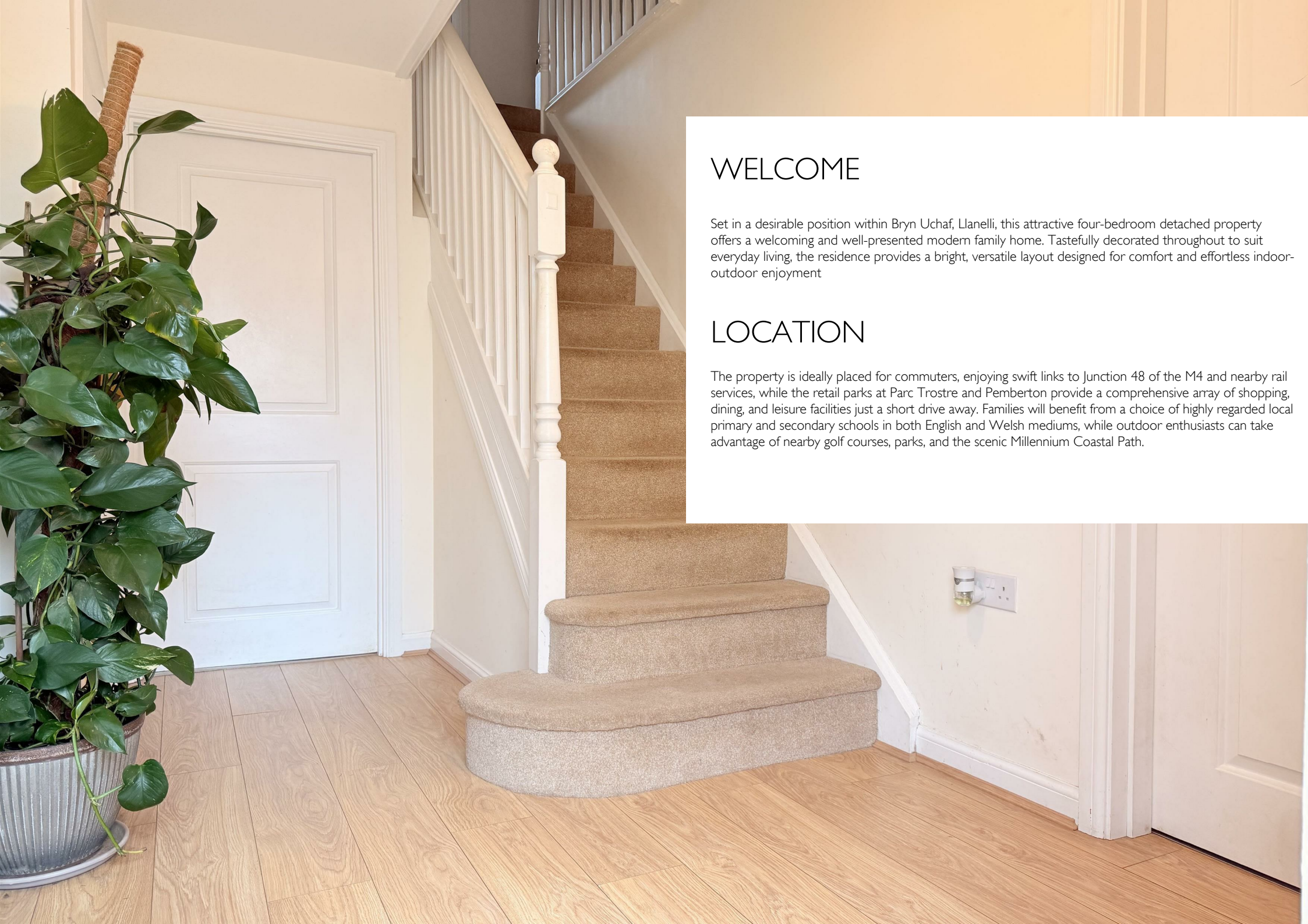
Est 1978



WELCOME

Set in a desirable position within Bryn Uchaf, Llanelli, this attractive four-bedroom detached property offers a welcoming and well-presented modern family home. Tastefully decorated throughout to suit everyday living, the residence provides a bright, versatile layout designed for comfort and effortless indoor-outdoor enjoyment

LOCATION

The property is ideally placed for commuters, enjoying swift links to Junction 48 of the M4 and nearby rail services, while the retail parks at Parc Trostre and Pemberton provide a comprehensive array of shopping, dining, and leisure facilities just a short drive away. Families will benefit from a choice of highly regarded local primary and secondary schools in both English and Welsh mediums, while outdoor enthusiasts can take advantage of nearby golf courses, parks, and the scenic Millennium Coastal Path.

THE GROUND FLOOR

The ground floor opens into a welcoming entrance hallway that leads to a versatile reception room —currently configured as a home office—as well as a convenient ground-floor cloakroom.

To the other side of the hallway sits the main living room, offering a warm and comfortable retreat.

This flows seamlessly into the light-filled, open-plan kitchen and family space, complete with a casual seating area and a separate, practical utility space.

Perfect for entertaining, the kitchen transitions effortlessly into the dining area, with two sets of patio doors over looking the rear garden and open out onto a patio for easy indoor-outdoor living.

THE FIRST FLOOR

Ascending to the first floor, the landing gives access to four double bedrooms and the main family bathroom.

The master bedroom serves as a comfortable private sanctuary, complete with a contemporary en suite shower room.

The remaining three bedrooms offer versatile accommodation suitable for family, guests, or additional study space, all serviced by the stylishly finished family bathroom

EXTERNAL

Externally, the property benefits from a driveway providing off-road parking leading onto a detached garage.

To the rear, a fully enclosed private south-facing garden designed for outdoor relaxation and entertaining.

The grounds feature a lawned area and patio area, mature trees and shrubs, with convenient side gated access.

ROOM DESCRIPTION

Entrance Hallway
Radiator, laminate flooring, storage cupboard, stairs to first floor

Cloakroom
5'4" x 3'2" approx.
Fitted with W/C, hand wash basin, heated towel rail, tiled walls and flooring.

Office
7'4" x 7'6" approx.
Window to front, radiator.

Living Room
16'7" x 11'2" approx.
Bay window to front, radiator.

Kitchen
13'3" x 16'4" approx. (max)
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and hob with extractor hood over, space for dishwasher, laminate flooring, window to rear, double door to rear

Utility Space
5'4" x 5'5" approx.
Space for fridge/freezer and washing machine, laminate flooring, external door to side. Boiler (LOGIC)

Dining Room
8'9" x 11'2" approx.
Laminate flooring, radiator, double door to rear.

Landing
Radiator, airing cupboard housing hot-water cylinder, loft access (boarded)

Master Bedroom
12'6" x 12'7" approx.
Window to front, radiator.

Ensuite
7'10" x 5'4" approx.
Fitted with W/C, hand wash basin, double shower cubicle, heated towel rail, tiled walls and flooring, spot lights, extractor fan.

Bedroom Two
14'6" x 11'2" approx.
Window to front, radiator, storage cupboard.

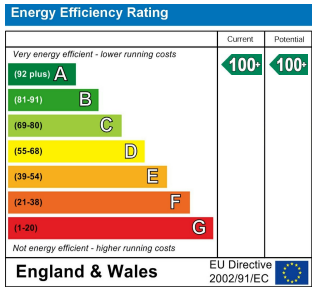
Bedroom Three
10'11" x 10'2" approx.
Window to rear, radiator.

Bedroom Four
10'11" x 9'10" approx.
Window to rear, radiator.

Bathroom
5'8" x 6'7"approx.
Fitted with W/C, hand wash basin, panelled bath with shower over, tiled flooring and walls, window to rear.

External
Front : Driveway to side leading to garage.
Rear : Enclosed garden with gated access. Patio and lawn with mature trees and shrubs.

Garage
9'9" x 18'6" approx.
Roller shutter to front, lighting and 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 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 intend 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.

Average Broadband Speed

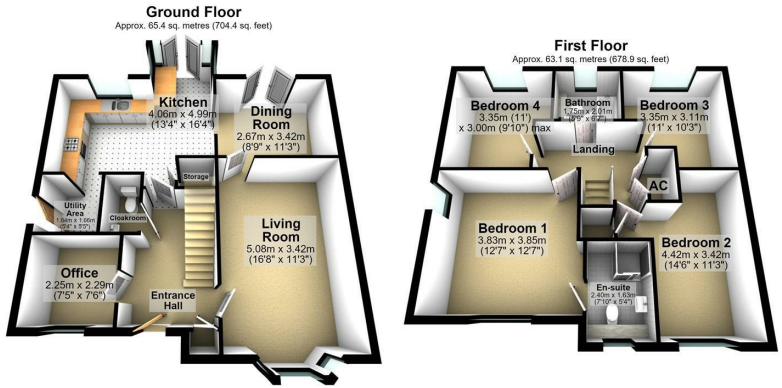
Estimated

STANDARD	SUPERFAST	ULTRAFAST
16 mb/s	80 mb/s	1800 mb/s

Mobile Coverage

Based on indoor network strength

- Detached Property
- Four Double Bedrooms
- Master Ensuite
- Private Rear South Facing Garden
- Driveway and Garage
- Owned Solar Panels & Battery Storage
- Mains Gas, Electric, Water & Drainage
- EPC - A Approx. 127m2
- Council Tax - E (information provided by local authority, subject to change)
- Freehold



Total area: approx. 128.5 sq. metres (1383.3 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

SCAN ME

Google Reviews

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