



## Bryn Uchaf, £310,000

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



 4  2  1



## 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 )

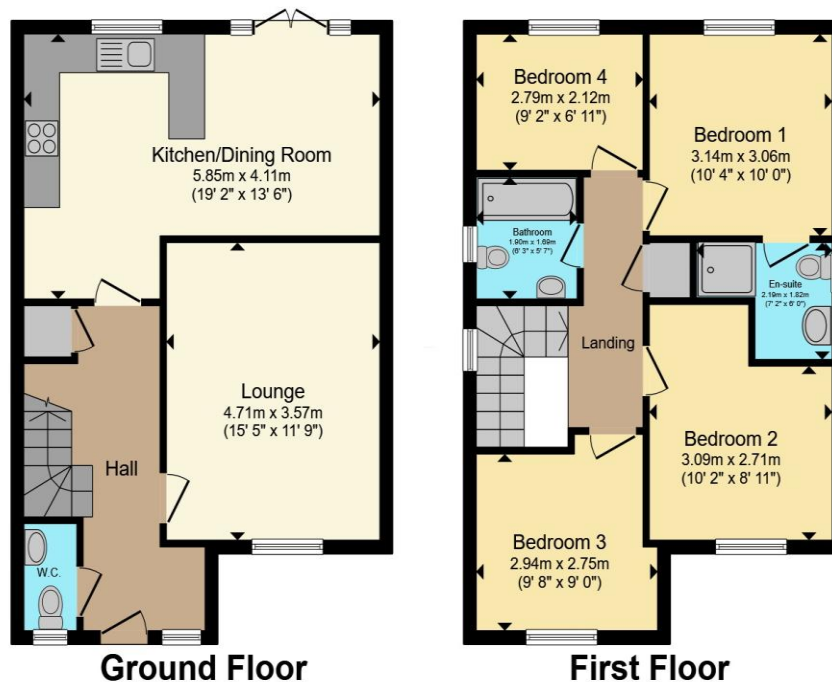
#### Bathroom

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

01792 894422

gorseinon@peteralan.co.uk

## Floorplan



Total floor area 102.2 m<sup>2</sup> (1,100 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

