



## Pant Bryn Isaf, £230,000

- Semi Detached
- Great Location
- Good Sized Garden
- Off road Parking
- Close to Schools
- M4 Nearby
- EPC Rating: Awaited



 3  2  1



## About the property

Situated in a peaceful and sought-after area of Llanelli, this well-proportioned three-bedroom semi-detached property offers an excellent opportunity for families and first-time buyers alike. Conveniently located within close proximity to local schools, amenities, and with easy access to the M4 corridor, the property combines comfort with practicality.

Internally, the accommodation comprises a welcoming entrance, a spacious lounge, and a modern kitchen/diner providing an ideal space for both everyday living and entertaining. A useful ground floor WC adds further convenience.

To the first floor are three well-sized bedrooms along with a family bathroom.

Externally, the standout feature of this home is the larger-than-average rear garden, offering fantastic outdoor space. The garden presents excellent potential for extending, the construction of a garage (subject to the necessary consents), or simply serves as a perfect area for children to play and families to enjoy.

A superb home in a desirable location.



## Accommodation

### Ground Floor

#### Entrance Hall

#### Wc

#### Lounge

14' Max x 11' 11" Max ( 4.27m Max x 3.63m Max )

#### Kitchen/ Diner

15' 5" x 8' 9" ( 4.70m x 2.67m )

### First Floor

#### Landing

#### Bedroom One

12' 1" x 8' 5" ( 3.68m x 2.57m )

#### Bedroom Two

9' x 9' ( 2.74m x 2.74m )

#### Bedroom Three

9' x 5' 11" ( 2.74m x 1.80m )

#### Bathroom

6' 5" x 6' 2" ( 1.96m x 1.88m )

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## Floorplan



Total floor area 73.3 m<sup>2</sup> (789 sq.ft.) approx

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