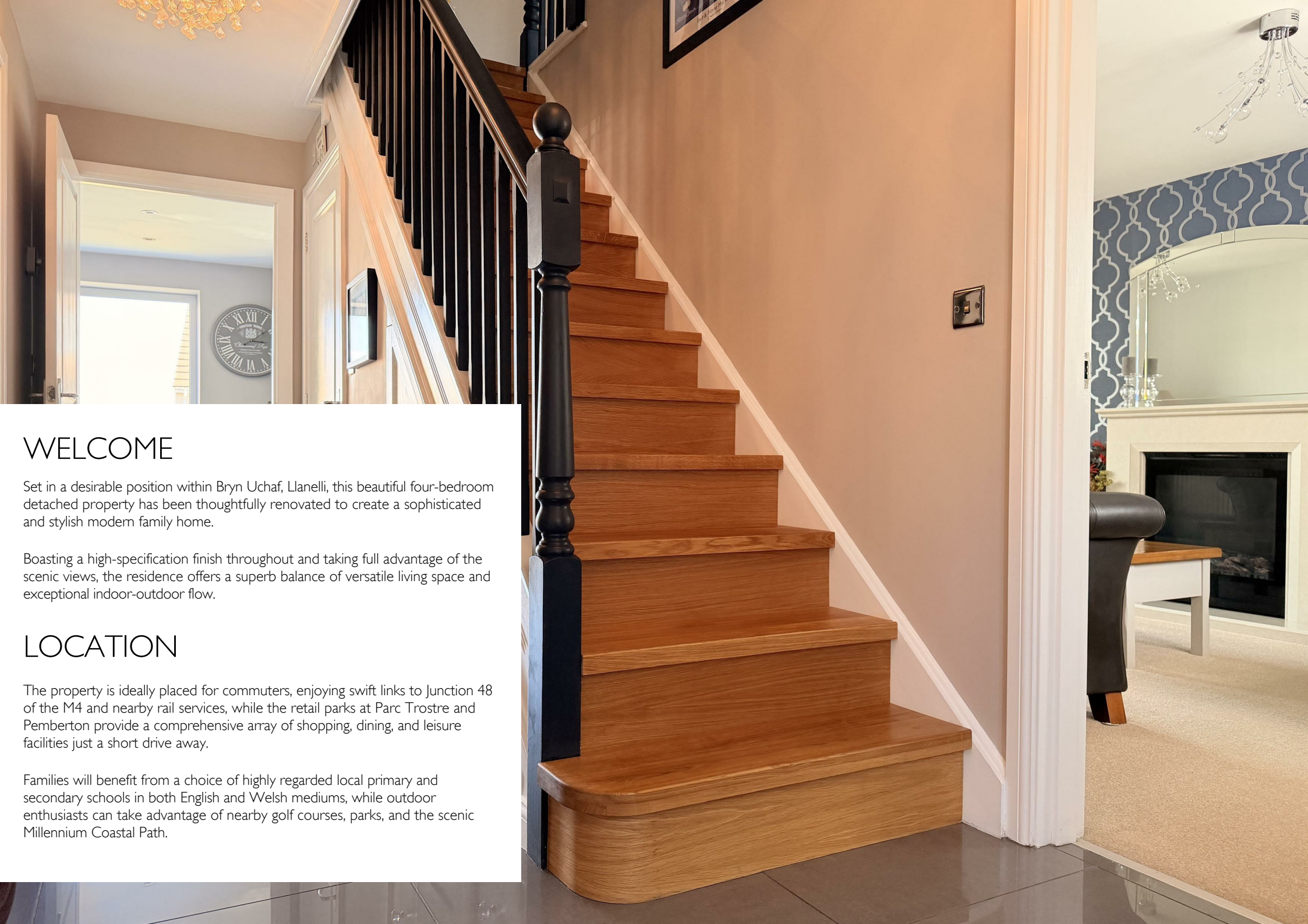


80 Bryn Uchaf, Bryn, Llanelli, SA14 9UQ £339,995

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Est 1978



WELCOME

Set in a desirable position within Bryn Uchaf, Llanelli, this beautiful four-bedroom detached property has been thoughtfully renovated to create a sophisticated and stylish modern family home.

Boasting a high-specification finish throughout and taking full advantage of the scenic views, the residence offers a superb balance of versatile living space and exceptional indoor-outdoor flow.

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 directly 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 bathed in natural light.

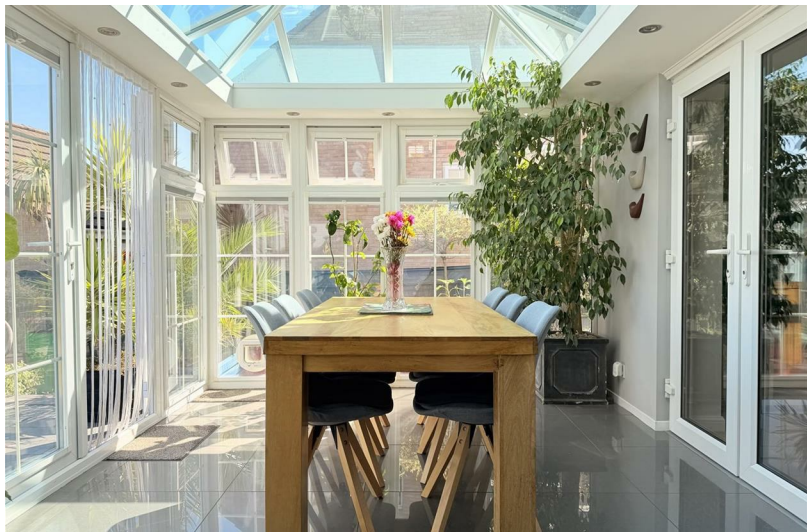
At the heart of the home is a stunning, high-specification modern kitchen complete with quality integrated appliances, a central island, and impressive bi-folding doors that open directly onto the garden patio.

Flowing seamlessly off the kitchen space, while also connecting directly back to the living room, is a light-filled conservatory that provides an ideal formal dining area with wonderful garden views, complete with underfloor heating.











THE FIRST FLOOR

Ascending to the first floor, the landing gives access to four well-appointed 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 for two vehicles alongside a detached garage.

To the rear lies a thoughtfully landscaped, fully enclosed garden designed for outdoor relaxation and entertaining. The grounds feature a neat lawned area and a natural slate patio arranged with raised and lower seating zones, complemented by a sheltered area currently housing a hot tub—offering a private haven to take in the surrounding outlook.







ROOM DESCRIPTION

Entrance Hallway
Tiled flooring, storage cupboard, airing cupboard (housing heating tank) stairs to first floor, pull out under stairs storage cupboards.

Cloakroom
Fitted with W/C, hand wash basin vanity, radiator, part tiled walls, tiled flooring.

Reception Room
10'10" x 9'9" approx.
Window with shutters to front and side, radiator, tiled flooring.

Living Room
15'10" x 10'3" approx.
Window with shutters to front, two radiators, feature fireplace with marble surround, double doors to rear.

Kitchen
15'0" x 15'8" approx.
Fitted with wall and base units with worktop over, double Belfast sink with 4-in1 boiling water tap, integrated washing machine & dishwasher, 5 ring gas hob with extractor hood over, oven and microwave/grill, kitchen island with integrated fridge, freezer, wine fridge and pull up sockets, tiled splash backs, tiled flooring, ceiling to floor radiator, two windows with shutters to side, bi folding doors to rear.

Conservatory
9'11" x 11'4" approx.
Tiled flooring with under floor heating, ceiling to floor radiator, double doors to rear and front.

Landing
Loft access. Radiator, window with shutters to rear.

Bedroom One
10'5" x 16'3" approx.
Window with shutters to rear and side, radiator, fitted wardrobes.

Ensuite Shower Room
Fitted with W/C and hand wash basin vanity, walk in shower with glass shower screen, heated towel rail, tiled walls and flooring, window with shutter to side.

Bedroom Two
8'8" x 10'3" approx.
Window with shutters to front and side, radiator, fitted wardrobes.

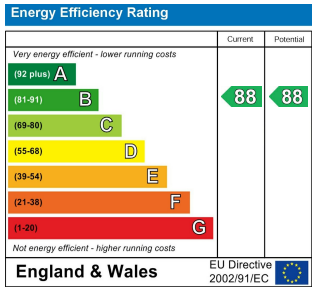
Bedroom Three
10'3" x 11'11" approx.
Window with shutters to front, radiator.

Bedroom Four
6'11" x 7'2" approx.
Window with shutters to rear, radiator.

Bathroom
6'11" x 5'7" approx.
Fitted with W/C, hand wash basin, panelled bath with glass screen, heated towel rail, part tiled walls, vinyl flooring.

External
Off road parking for two cars and detached garage.
Enclosed rear garden with far reaching views. Landscapes garden with lawn area with natural slate seating areas and sheltered area.

Garage
19'1" x 9'9" approx.
Up and over door, 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 in writing.

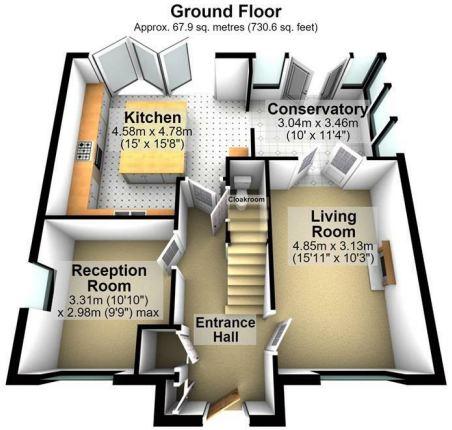
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

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 intended 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.



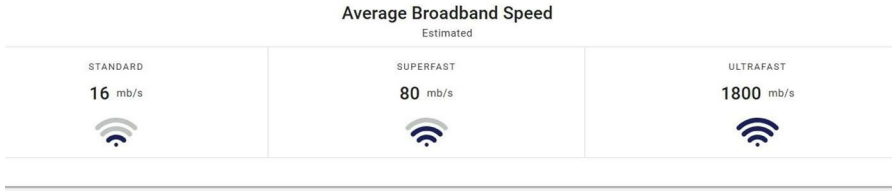
- Detached Property
- Four Bedrooms
- Master En-suite
- Enclosed Landscaped Garden
- Driveway and Detached Garage
- EV Charger. Solar Panels (owned)

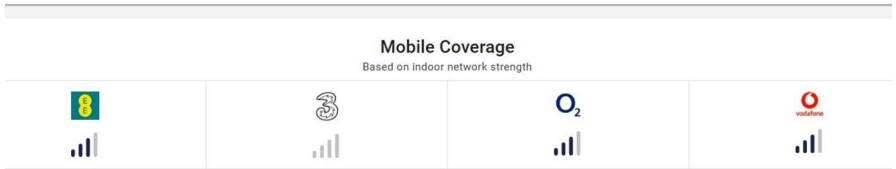
- Council Tax Band - E (Information provided by the local authority, subject to change).
- Mains Gas, Electric, Water & Drainage
- EPC - B Approx. 120m2
- Freehold





Total area: approx. 124.7 sq. metres (1341.8 sq. feet)





We'd love to hear what you think!

LEAVE US A REVIEW

SCAN ME Google Reviews

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