105 Rhes Brickyard Row

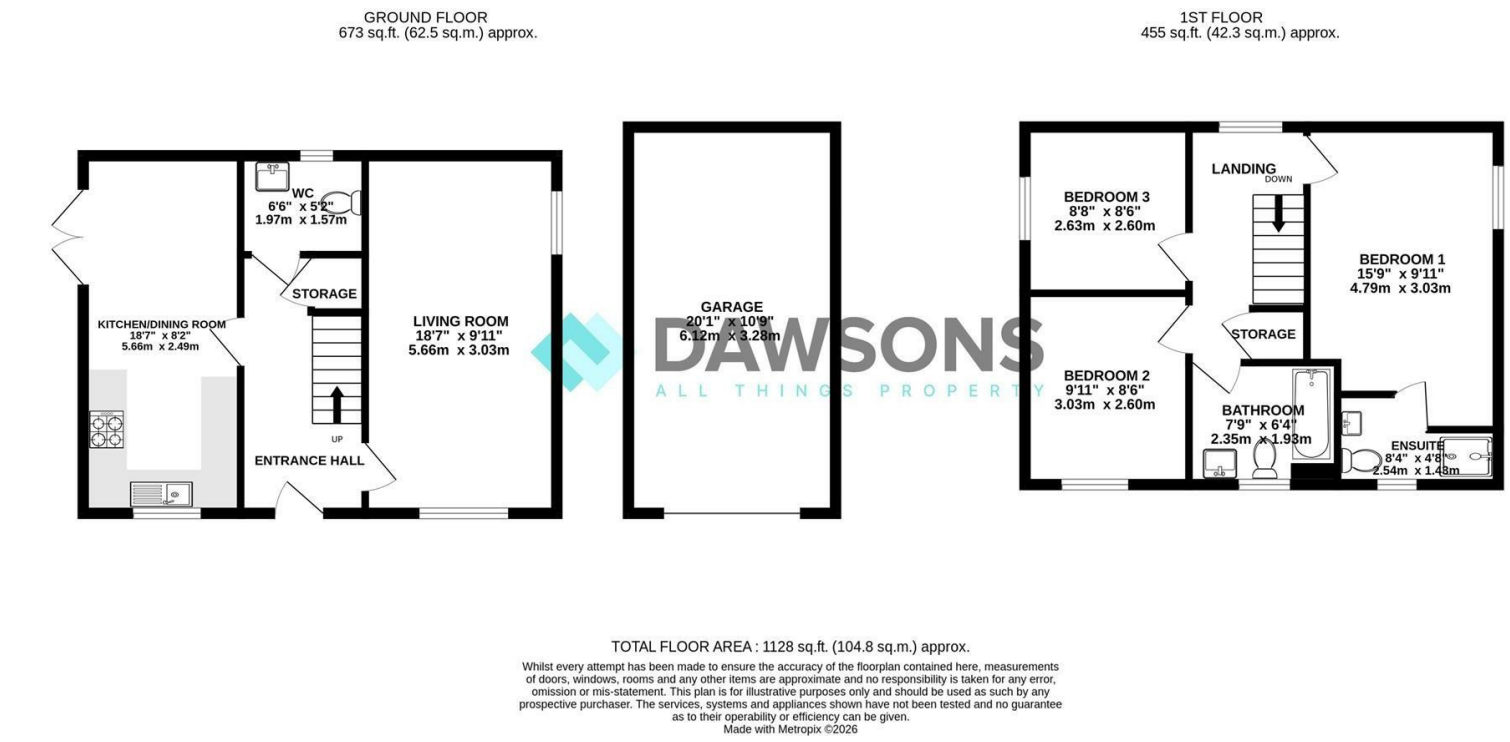
The Links, Llanelli, SA15 2DZ

Offers Around £310,000

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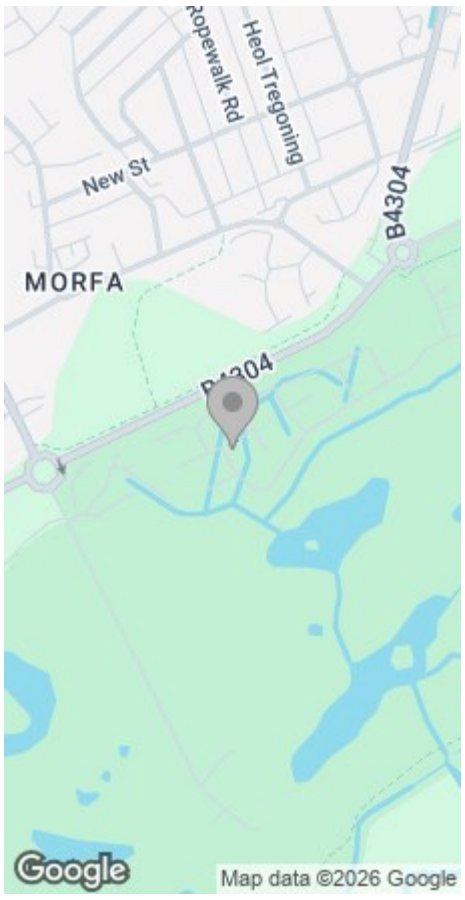
FLOOR PLAN



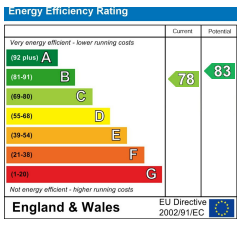
TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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GENERAL INFORMATION

A well-positioned three-bedroom detached home occupying a desirable corner plot, with excellent access to the coast, golf course, local amenities and the exciting new sports development.
Situated within an attractive development of similar properties, 105 Rhes Brickyard Row offers a fantastic opportunity to acquire a modern detached family home in a convenient and increasingly sought-after location.
Occupying a corner plot, the property benefits from a private driveway providing off-road parking and a detached garage, offering valuable additional storage and parking.
The accommodation provides three bedrooms, making the property ideally suited to families, couples or those looking for additional space for guests, a home office or hobbies. The detached layout and corner position also provide a sense of space and privacy rarely found with more closely positioned properties.
One of the property's key attractions is its location. The beach and local golf course are both within walking distance, while the exciting new and upcoming sports development is also close by, adding further appeal to the area and providing excellent recreational opportunities.
The property is also conveniently placed for easy access into the nearby town, with its range of shops, cafés, restaurants and everyday amenities. For those looking for a wider choice of shopping and leisure facilities, Trostre Retail Park is also within easy







FULL DESCRIPTION

Entrance

Hallway

Living Room
18'6" x 9'11" (5.66m x 3.03m)

Kitchen/Dining Room
18'6" x 8'2" (5.66m x 2.49m)

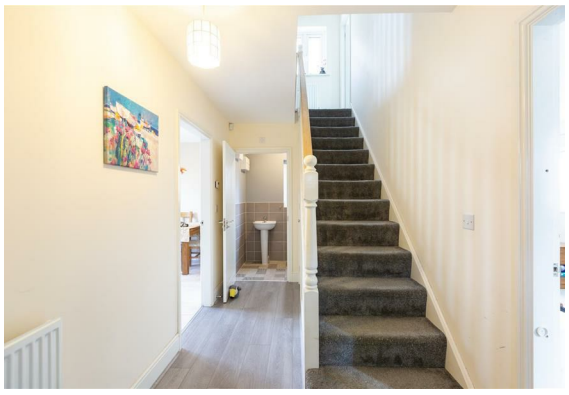
Cloakroom

First Floor

Landing

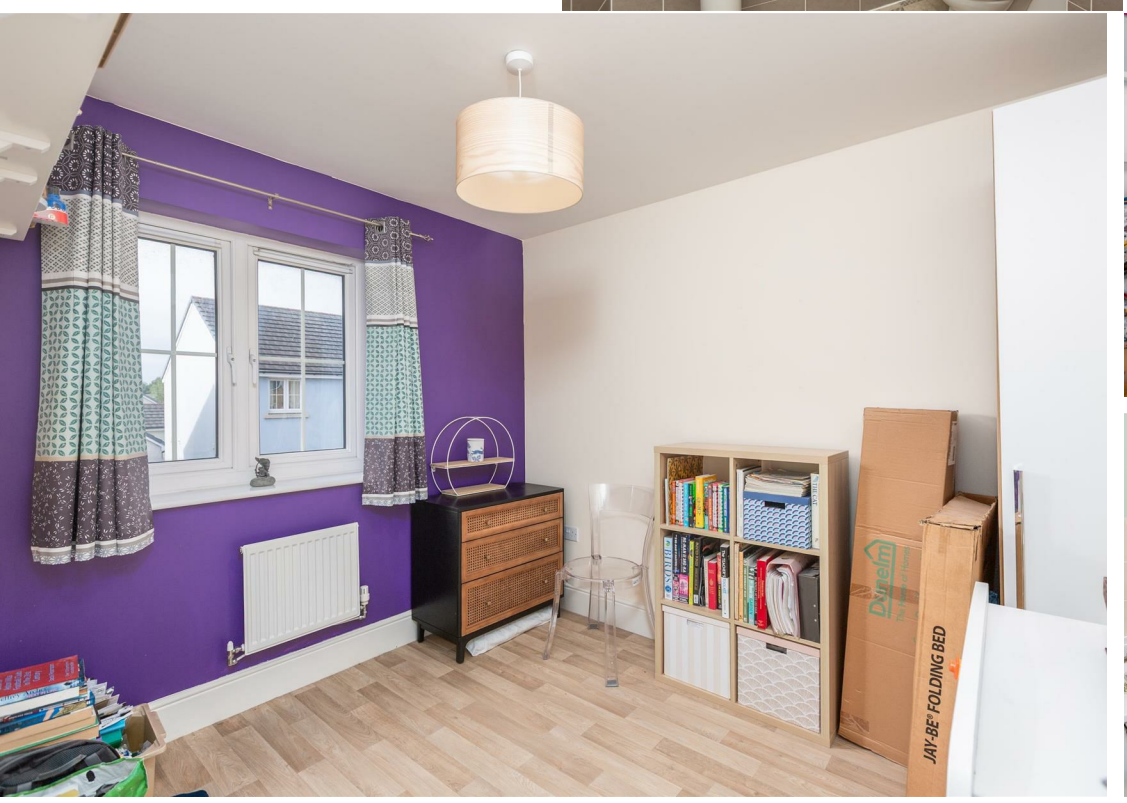
Bedroom One
15'8" x 9'11" (4.79m x 3.03m)

En-Suite
8'3" x 4'10" (2.54m x 1.48m)



















Bedroom Two
9'11" x 8'6" (3.03m x 2.60m)

Bedroom Three
8'7" x 8'6" (2.63m x 2.60m)

Family Bathroom
7'8" x 6'3" (2.35m x 1.93m)

EPC = C

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is BT
Mobile - There are no known issues with mobile coverage using the vendors current supplier, O2
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

Council Tax Band = E

Parking
Driveway and garage

Additional Information
Please note, there is a maintenance charge of £178.92 per annum.