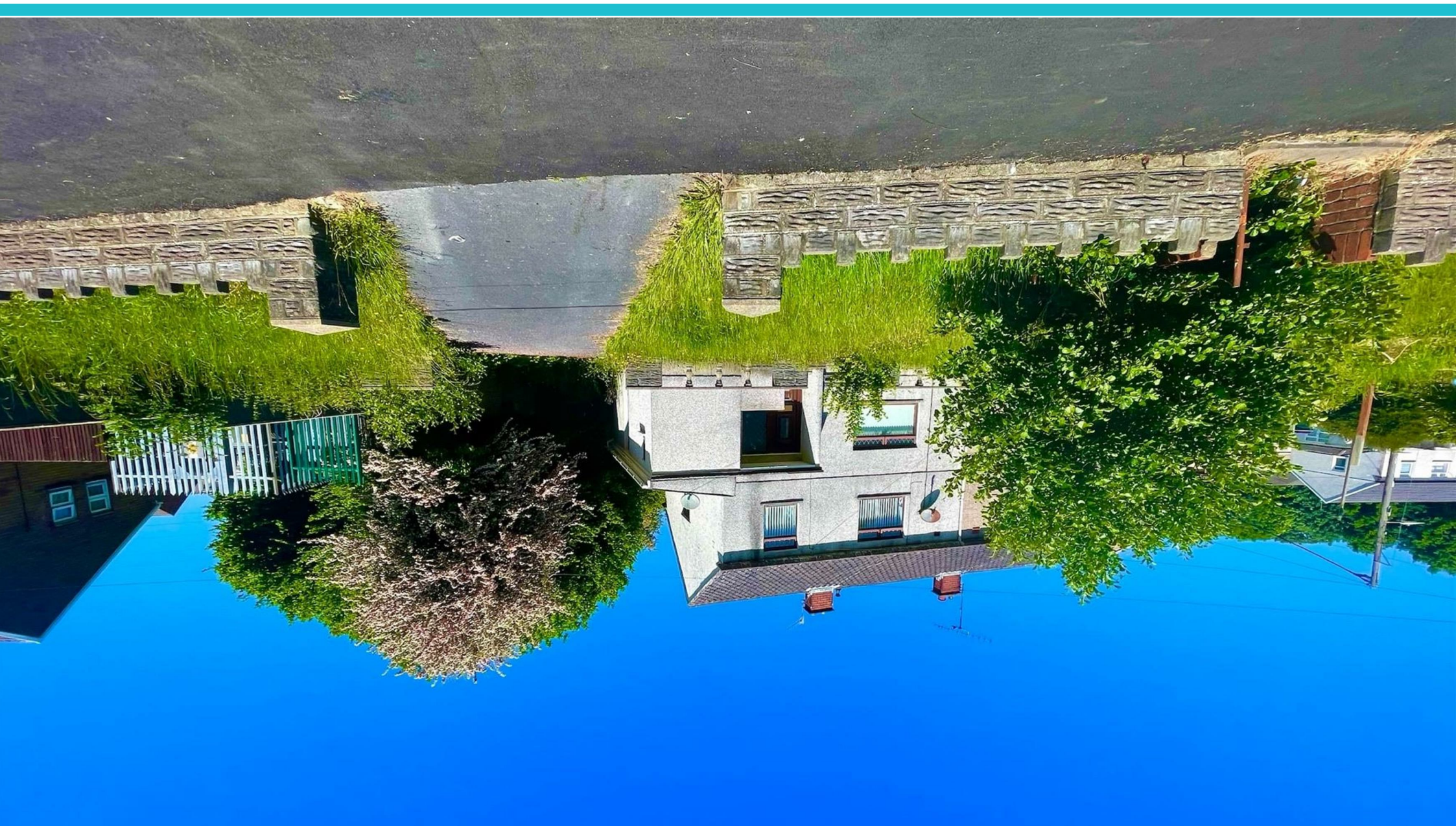
34 Brynyfelin

, Llanelli, SA14 8HS

Asking Price £105,000

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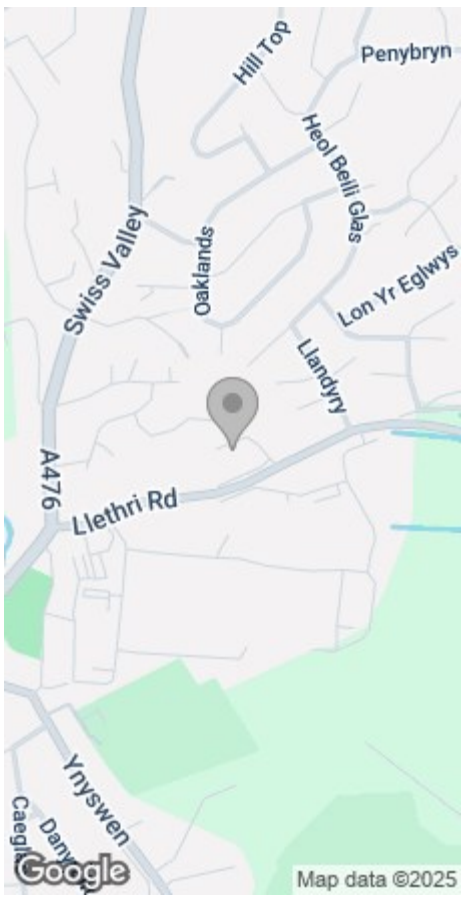


FLOOR PLAN

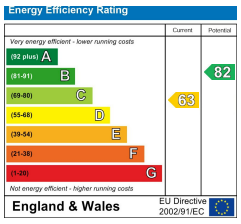


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

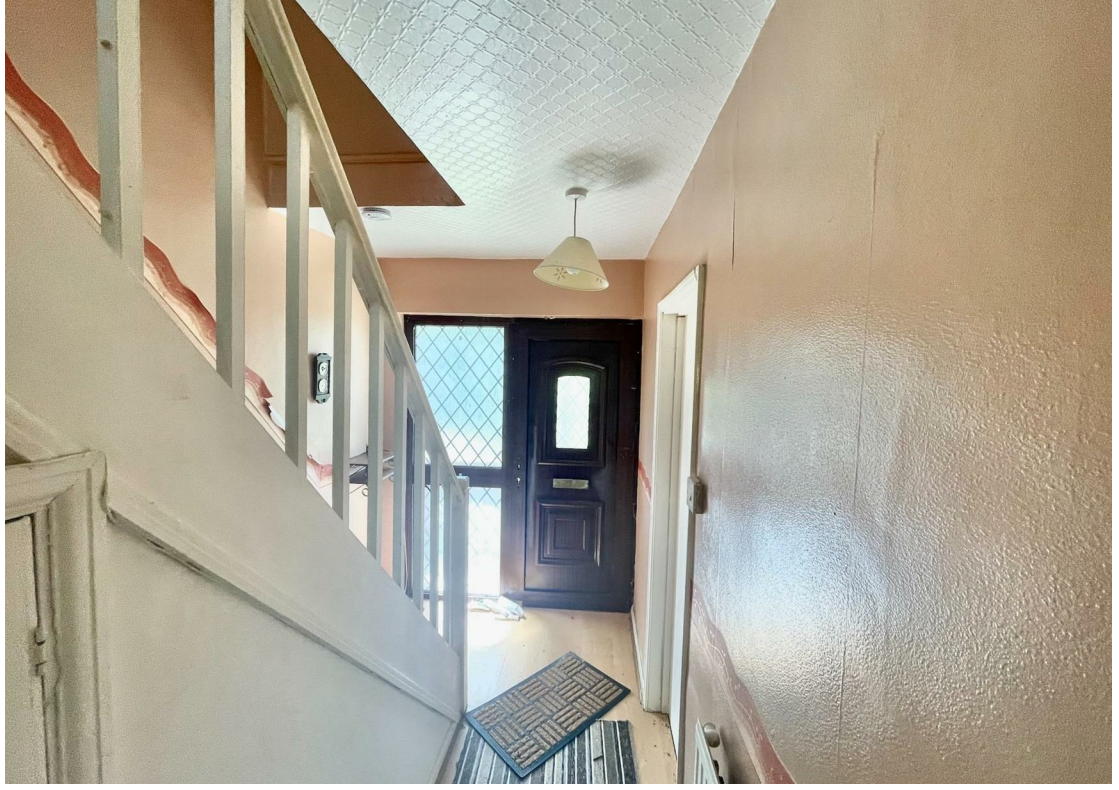


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

Situated in the Swiss Valley area of Llanelli sits this Semi Detached ex local authority property. Its location is ideal for anyone requiring easy access to the M4 as well as Llanelli town center. Accommodation within comprises of: Entrance hall, lounge/dining room, kitchen, ground floor cloakroom and utility room and the first floor offers up three bedrooms and family bathroom. To the external there are front and rear gardens and a side driveway.







FULL DESCRIPTION

ENTRANCE
Off road parking, lawn area and paved footpath to front door

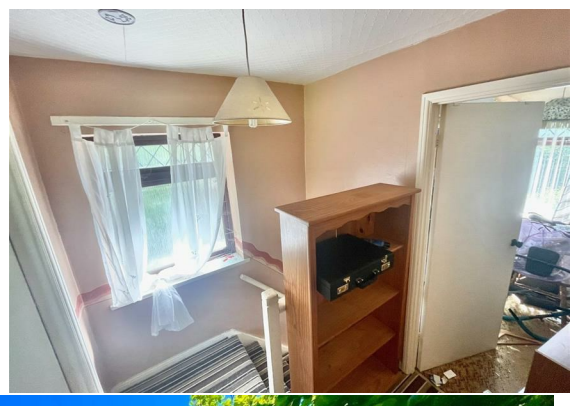
HALLWAY
Radiator, understairs storage, stairs to first floor and doors to

LOUNGE/DINING ROOM
double aspect room, two radiators, fireplace and opening to

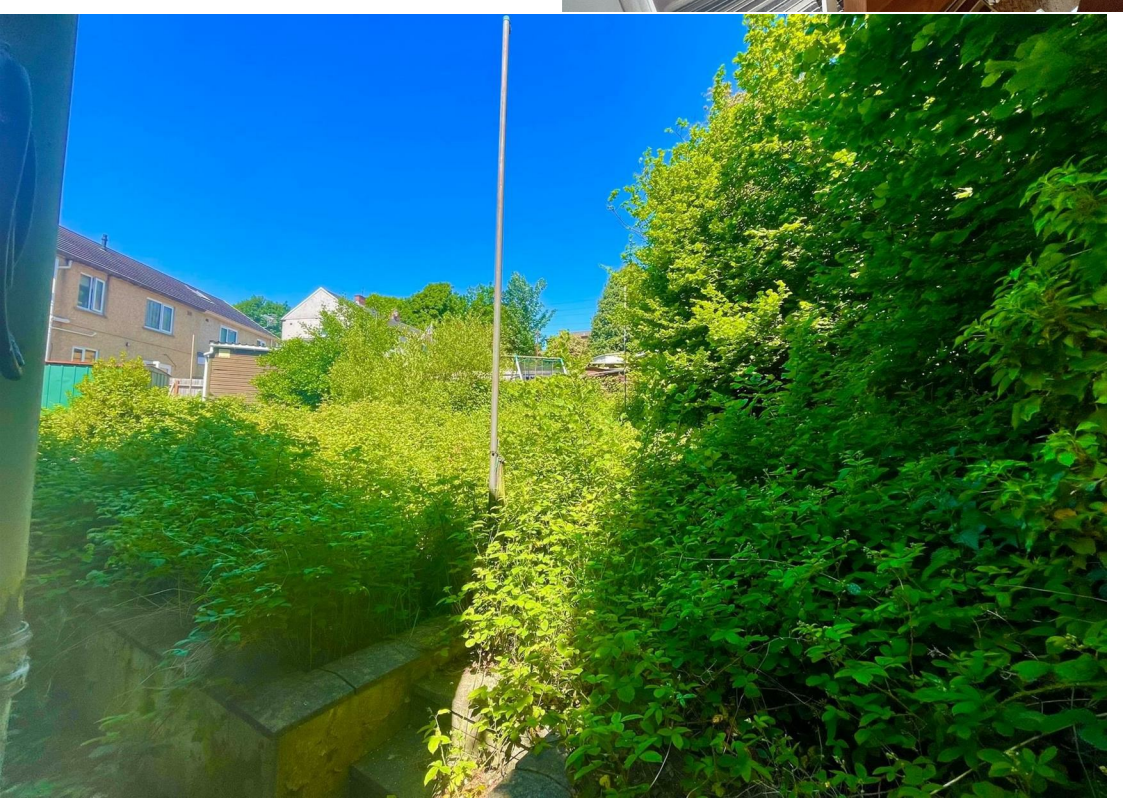
KITCHEN
Range of wall and base units, space for washing machine, window to rear, integrated oven, sink/drainer, radiator and door to

UTILITY ROOM
Side access and doors to









CLOAKROOM
W.C and frosted window to rear.

STORAGE ROOM
Window to side

FIRST FLOOR

LANDING
Window to side, radiator and doors to

BATHROOM
Walk in shower, W.C, wash hand basin, attic access, window to rear and radiator

BEDROOM ONE
Built in wardrobe and window to front

BEDROOM TWO
Window to front, airing cupboard and boiler

BEDROOM THREE
Window to front

EXTERIOR

REAR GARDEN
Mature shrubs and access to front