



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'E'

WHAT3WORDS:///sobs.badge.losing

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on JHL/SC/0926/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
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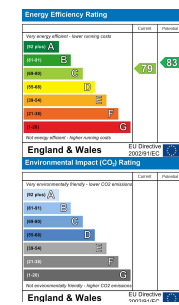


66 Bryn Uchaf, Bryn, Llanelli, Carmarthenshire, SA14 9UQ

- Traditionally Built, Detached Property
- Lounge, Sitting Room & Snug/Office
- Double Driveway & Double Garage Offering Ample Of Off-road Parking & EV Charger
- Four Bedrooms
- Cloakroom, Bathroom & En-suite Shower-room
- Sought-after Residential Estate That Offers Good Links To The M4, Coastal Road & Llanelli Town
- Ideal Family Home
- A Must See To Appreciate Size, Location & Presentation!
- EPC RATING C. COUNCIL TAX BAND E.

£355,000

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The Agent that goes the Extra Mile



Located in Bryn Uchaf, a popular residential estate in the quiet village of Bryn, we have this four-bedroom detached property for sale. Immaculately presented both internally as well as externally a "turn-key" property ready to welcome all you lucky buyers. This property is an ideal family home, offering plenty of space with modern finishes, a spacious driveway that accommodates two cars, and a double garage with an EV Charger. Viewing is highly recommended to appreciate the size, presentation and location. EPC RATING C. COUNCIL TAX BAND E.

Accommodation comprises: Hallway, cloakroom, storage cupboard, study, lounge, sitting room, spacious kitchen/diner through to utility room, landing, bathroom, four bedrooms-three of which are doubles and the master that offers an en-suite shower room. Open-aspect frontage with a driveway leading to a double garage. An enclosed rear garden with a beautiful patio and the remainder laid with astro-lawn, secure gated pedestrian access to the side leading to the driveway.

Bryn, locally known as Y Bryn (the Hill), is a village situated east of Llanelli. It is part of the Llanelli Rural (Welsh-Llanelli Wledig) community, and it borders the villages of Llangennech, Dafen, Penceilogi, Pen-y-graig and Bynea. It is mainly a suburban area, with surrounding farmland to the north and east. The village has its own school, Ysgol Y Bryn, which is an English school. It is also home to St Michael's Independent Secondary School, Primary School and Sixth Form (Year 12 and 13). The Welsh schools are in the nearby villages of Llangennech and Bryn



..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built property. Mains electric, gas, sewerage and water connected. Council Tax Band E. EV Charger situated on the side of the property by the driveway. Covenants and provisions are referred to on the title; we have a copy on file. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability- full outdoor coverage for EE and O2, variable outdoor coverage for Three and Vodafone. Can we politely ask that all shoes are removed before viewing. WHAT3WORDS///sobs.badge.loving

ENTRANCE HALL

STORAGE CUPBOARD

SNUG/OFFICE/PLAYROOM

LOUNGE

CLOAKROOM

SITTING ROOM

OPEN PLAN KITCHEN/DINER

UTILITY ROOM

UNDERSTAIRS STORAGE CUPBOARD

LANDING

BATHROOM

STORAGE CUPBOARD

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

GARAGE



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.