



82 Bryn Uchaf, Bryn, Llanelli, SA14 9UQ

Located within a popular modern development in the Bryn area of Llanelli with good road links to M4, Retail Parks and Llanelli Town Centre, with local amenities within a short distance. This Well Presented property briefly comprises: Entrance Hallway, Kitchen/Dining Room, Lounge and Cloakroom to the Ground Floor, with Four Bedrooms (Master with En-Suite Shower Room) and Family Bathroom to the First Floor. Externally there is an enclosed Rear Detached Garden, with Driveway for approximately Two/Three vehicles and Garage to the side. **VIEWING HIGHLY RECOMMENDED.**

£210,000

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ENTRANCE

Door with obscure glass panel and matching top panel into:

HALLWAY

Skimmed ceiling, uPVC double glazed window to front, smoke detector, stairs to first floor, radiator, wall mounted thermostat, telephone point, door into understairs storage cupboard, door into:

KITCHEN/DINING ROOM 4.218m max x 5.866m max (13'10" max x 19'3" max)

Skimmed ceiling, uPVC double glazed window to rear, uPVC double glazed French doors with matching side panels to rear, two radiators, vinyl flooring, carbon monoxide detector, concealed wall mounted 'Ideal' gas boiler, wall mounted central heating controls, fitted with a range of wall and base units with complementary work surface over, matching up stand, stainless steel sink and drainer with mixer tap, built in electric oven with built in four ring stainless steel gas hob, glass splash back and extractor fan over, space for fridge freezer, space for dishwasher, plumbing for washing machine, dining area space for table and chairs.

LOUNGE 4.703m x 3.566m (15'5" x 11'9")

Skimmed ceiling, uPVC double glazed window to front, radiator, television aerial point, telephone point.

CLOAKROOM

Skimmed ceiling, uPVC double glazed obscure glass window to front, radiator, vinyl flooring, fitted with a two piece suite comprising: pedestal wash hand basin tiled to splash back and WC.

FIRST FLOOR

LANDING

Skimmed ceiling, loft access hatch, smoke detector, radiator, uPVC double glazed window to side, door into airing cupboard with shelving and water tank, radiator.

BATHROOM

Skimmed ceiling, extractor fan, uPVC double glazed obscure glass window to side, radiator, shaving point, vinyl flooring, fitted with a three piece suite comprising: pedestal wash hand basin tiled to splash back, WC and bath with tiled surround and shower hose attachment.

BEDROOM ONE 3.124m x 3.050m (10'3" x 10'0")

Skimmed ceiling, uPVC double glazed window to front, wall mounted thermostat, radiator, telephone point, television aerial point, door into:

EN-SUITE

Skimmed ceiling, extractor fan, uPVC double glazed obscure glass window to side, radiator, vinyl flooring, shaving point, fitted with a three piece suite comprising: pedestal wash hand basin tiled to splash back, WC and tiled shower cubicle with overhead shower within.

BEDROOM TWO 3.335m max x 3.069m (10'11" max x 10'1")

Skimmed ceiling, uPVC double glazed window to rear, radiator.

BEDROOM THREE 2.736m x 2.961m (9'0" x 9'9")

Skimmed ceiling, uPVC double glazed window to rear, radiator.

BEDROOM FOUR 2.145m x 2.810m (7'0" x 9'3")

Skimmed ceiling, uPVC double glazed window to front, radiator.

EXTERNAL

FRONT

Block paved footpath leading to entrance door, pebbles area, external light, driveway with parking for approximately two/three vehicles leading to Garage, gated pedestrian side access leading to rear garden.

REAR

Enclosed garden with paved area, artificial lawn area, external light, external tap, gated pedestrian side access leading to driveway.

DETACHED GARAGE

Up and over door, electric and light connected.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: B

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01554 784 400



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.