



## 67 Bryn Road, Llanelli, SA15 2LW

A Terraced property located within Llanelli Town Centre, with all local amenities and the coastline within easy reach. The property within briefly comprises: Entrance Hallway, Dining Room, Lounge, Kitchen, Bathroom and Separate WC to the Ground Floor, with Three Bedrooms to the First Floor. Externally there is an enclosed, Low Maintenance Garden with Garage.  
VIEWING HIGHLY RECOMMENDED.

**£95,000**

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**ENTRANCE**

Wooden panelled door with obscure glass panel and matching top panel into:

**VESTIBULE**

Moulded coved ceiling, tiled flooring, wooden panelled door with obscure glass into:

**HALLWAY**

Papered ceiling, smoke detector, stairs to first floor, laminate flooring, radiator.

**DINING ROOM 2.586m x 3.399m (8'6" x 11'2")**

Coved and skimmed ceiling, uPVC double glazed window to front.

**LOUNGE 3.841m x 3.319m (12'7" x 10'11")**

Coved and papered ceiling, uPVC double glazed window to rear, laminate flooring, television satellite aerial, under stairs storage cupboard, radiator.

**KITCHEN 4.977m x 2.357m (16'4" x 7'9")**

Skimmed ceiling, two uPVC double glazed windows to side, extractor fan, door into pantry with shelving, fitted with a range of wall and base units with work surface over, stainless steel sink and drainer with mixer tap, part tiled walls, space for freestanding gas cooker with extractor fan over, plumbing for washing machine, space for tumble dryer, space for fridge, walls tiled to splash back, radiator, tiled flooring.

**INNER HALLWAY**

Skimmed ceiling, loft access hatch, uPVC door with obscure glass to side, dog/cat flap, half tiled walls, tiled flooring.

**BATHROOM 3.150m x 1.413m (10'4" x 4'8")**

Textured ceiling, extractor fan, uPVC double glazed obscure glass window to rear, tiled flooring, radiator, fitted with a two piece suite comprising: bath with telephone style taps and pedestal wash hand basin, airing cupboard housing 'Valliant' gas combination boiler.

**SEPARATE WC 1.444m x 0.796m (4'9" x 2'7")**

Skimmed ceiling, uPVC double glazed obscure glass window to side, fully tiled walls, tiled flooring, radiator, fitted WC.

**FIRST FLOOR**

**LANDING**

Papered ceiling, loft access hatch, smoke detector.

**BEDROOM ONE 4.786m x 2.390m (15'9" x 7'10")**

Textured ceiling, uPVC double glazed window to side, radiator, laminate flooring.

**BEDROOM TWO 3.642m x 2.355m (11'11" x 7'9")**

Coved and papered ceiling, uPVC double glazed window to rear, radiator, laminate flooring.

**BEDROOM THREE 3.373m x 4.545m (11'1" x 14'11")**

Papered ceiling, two uPVC double glazed windows to front, radiator, laminate flooring.

**EXTERNAL**

**REAR**

Enclosed paved garden, garage with pedestrian door, gated pedestrian rear access, solid

construction storage shed, external tap.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** D

**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.