



Bryn Uchaf, Bryn Llanelli

offers over £300,000

- No Onward Chain
- Generous Plot
- Detached Garage
- Ample Off-Road Parking
- EPC Rating: B



 4  2  2



About the property

Situated in a highly sought-after area of Llanelli, this impressive four-bedroom detached home offers spacious and versatile family living on a generous plot. Boasting ample off-road parking, a garage, and a fantastic-sized rear garden, this property is perfectly suited to growing families looking for space both inside and out.

The accommodation comprises two well-proportioned reception rooms, providing flexible living and entertaining space, alongside a welcoming kitchen/diner that forms the heart of the home. A practical utility room adds further convenience to everyday family life.

Upstairs, the property benefits from four generously sized bedrooms, all offering comfortable and versatile accommodation for family members or those working

Accommodation

Hall

W.C

Reception Room

10' 9" x 9' 7" (3.28m x 2.92m)

Lounge

15' 10" x 10' (4.83m x 3.05m)

Kitchen/Dining Room

15' 11" max x 14' 3" max (4.85m max x 4.34m max)

Utility Room

4' 11" x 4' 10" (1.50m x 1.47m)

Bedroom 1

15' 11" x 9' 5" (4.85m x 2.87m)

Ensuite

Bedroom 2

13' x 8' 10" (3.96m x 2.69m)

Bathroom

Bedroom 3

10' x 9' 1" (3.05m x 2.77m)

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.