

54 Bryntirion, Llanelli, SA15 3QD



Offers in the region of £89,995



A well presented First floor flat in a block of 8, with intercom system and 1 allocated parking space in well tended & maintained grounds.

Added appeal of no onward chain giving peace of mind, this makes for an ideal first time or retirement purchase. Approx half a mile from the Town Centre and within close proximity to Trostre Retail Park, so all amenities easily accessible.

The Accommodation comprises of Entrance Hallway, open plan Lounge/Kitchen, One Bedroom and Bathroom.
Viewing By Appointment.

EPC Rating - C, Square Metres - 40, Council Tax - C

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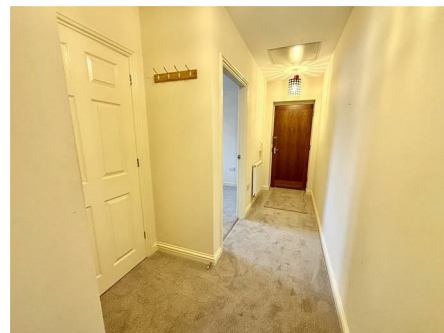
RICS



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PROTECTED

Entrance Hallway

Via Timber entrance door, smooth ceiling, radiator, airing cupboard.



Bedroom 1

8'7" x 10'8" (2.63 x 3.26)

uPVC double glazed window to front, smooth ceiling.



Bathroom

5'10" x 8'2" (1.79 x 2.51)

Fitted with a three piece suite comprising of low level W.C., panelled bath with shower over and pedestal wash hand basin, radiator, extractor fan, partly tiled walls, uPVC double glazed window to front with obscure glass, vinyl flooring.



Kitchen/Lounge

14'4" x 14'8" (4.39 x 4.49)

Fitted with a range of base & wall units with complimentary worksurface over, stainless steel sink unit, built in electric oven, grill & 4 ring gas hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, cushioned flooring to kitchen area, two radiators, cupboard housing gas central heating boiler, uPVC double glazed window to front, two uPVC double glazed windows to side, smooth ceiling.



External

Allocated parking space.



Services

Mains gas, electric, water & drainage. Approx 103 remaining on the lease, annual service charge - TBC.

Ground Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	76	77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.