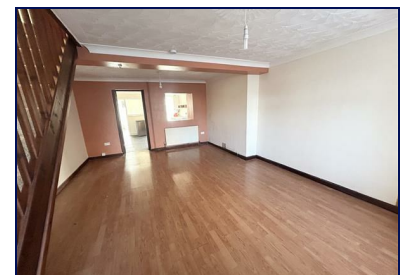
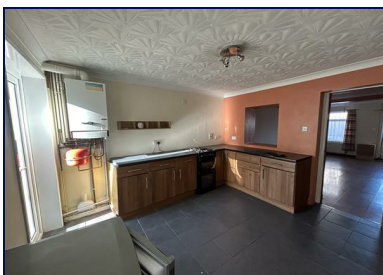


5 Bryngwyn Road, Dafen, Llanelli, SA14 8LW



Offers in the region of £119,995



A Spacious Two-Bedroom Middle of Terraced House, situated in the popular area of Dafen, Llanelli. The property is conveniently located to Prince Phillip Hospital, Trostre Retail Park and local schools, with excellent transport links providing easy access to the M4 motorway.

The accommodation briefly comprises a spacious lounge, kitchen, utility room and bathroom to the ground floor. To the first floor are two bedrooms and the benefit of an additional box room.

Externally to the rear there is a large enclosed garden, providing an ideal outdoor space.

EPC: Tbc Council Tax Band: B Square Metres: 73

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RICS



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PROTECTED

Entrance/Lounge

18'11" x 12'9" (5.79 x 3.9)

Access via PVCu double double glazed door, double glazed window to front, laminate flooring, coved textured ceilings, stairs to first floor.



Kitchen

12'1" x 11'9" (3.7 x 3.6)

Fitted base units, space for oven, fridge-freezer, & dishwasher, tiled floor, radiator, boiler, double glazed French doors to rear, single glazed window into utility.



Utility Room

5'10" x 7'3" (1.8 x 2.22)

Fitted base units, integrated sink, space for: washing machine & tumble dryer, tiled floor, radiator, PVCu double glazed window to side.



Bathroom

WC, panelled bath, part tiled walls, extractor fan, tiled flooring, coved textured ceiling, heated towel rail, PVCu double glazed obscure glass window to rear.



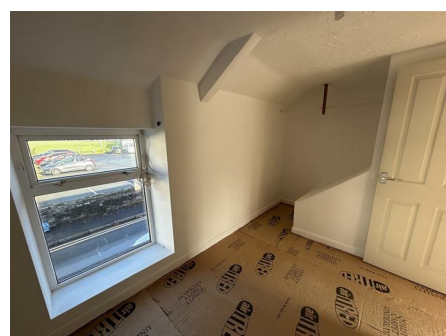
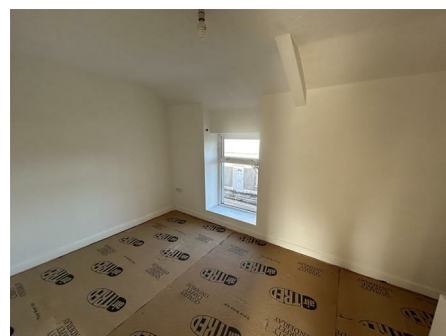
Landing

Textured ceiling, access to bedrooms.

Bedroom 1

7'5" x 14'1" (2.275 x 4.3)

Double glazed window to front, radiator, textured ceilings.



Bedroom 2

11'1" x 6'10" (3.4 x 2.1)

Double glazed window to rear, radiator, textured ceilings.



Boxroom

5'6" x 6'10" (1.685 x 2.1)

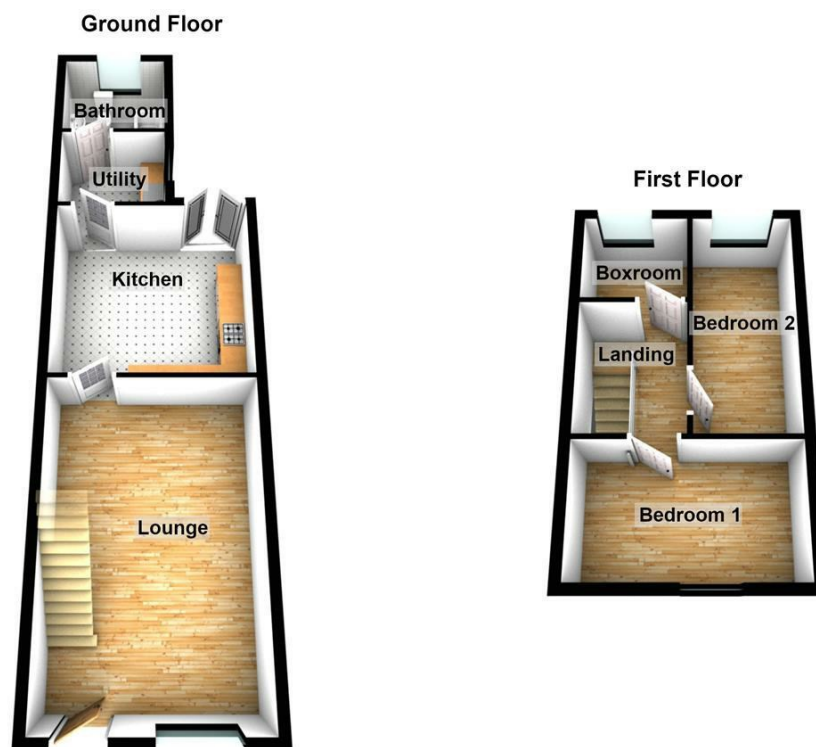
Double glazed window to rear, radiator, textured ceilings.



Externally

Enclosed rear garden laid to patio & lawn.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(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.