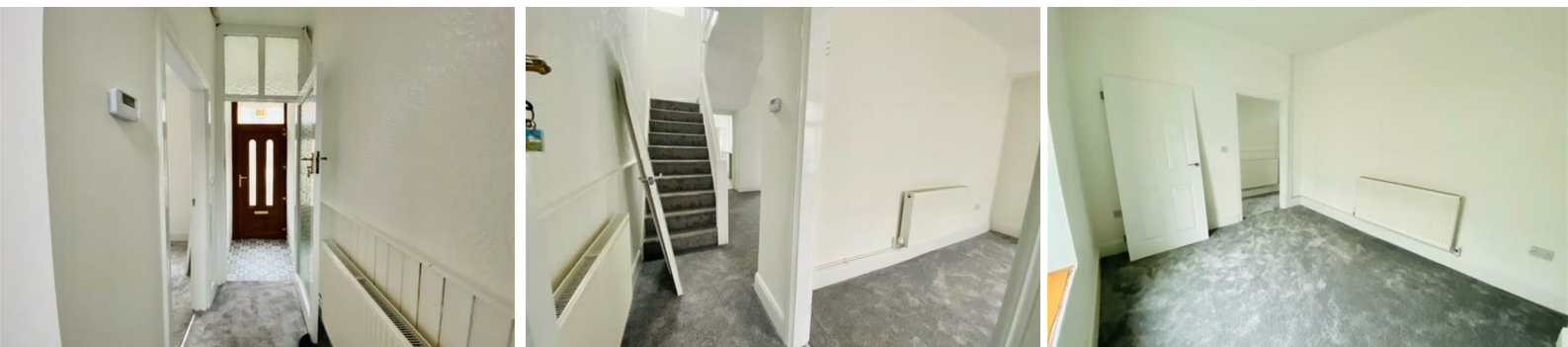




**30 Brynmor Road, Llanelli, Carmarthenshire SA15 2TG**  
**£124,995**

Willow Estates have pleasure in offering for sale a WELL PRESENTED RECENTLY REFURBISHED THREE BEDROOM MID TERRACE house situated close to Llanelli Town Centre and its amenities and within walking distance to People's Park. The Accommodation within comprises of Entrance Hall, Sitting Room, Lounge, Kitchen, Bathroom and Three Bedrooms. Externally the property has an enclosed rear garden. Permit Parking is Available. Ideal for First Time Buyer. NO CHAIN. VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE. Energy Rating TBC.



## Entrance

Access via uPVC double glazed entrance door leading into:

## Vestibule

Vinyl tiled effect floor, interior glazed door leading into:

## Hall

Radiator, stairs to first floor, coved ceiling, smoke detector.

## Sitting Room 10'8 x 10'8 approx (3.25m x 3.25m approx)

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

## Lounge 16'6 x 12'6 approx (5.03m x 3.81m approx)

Coved and textured ceiling, radiator, under stairs storage area, uPVC double glazed entrance door, brick fireplace, B,T point.

## Kitchen 13'6 x 8'9 approx (3.96m x 2.67m approx)

A newly fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, spotlights, wall mounted boiler, stainless steel sink with mixer tap, electric hob with extractor hood over, electric oven, space for fridge freezer, radiator, plumbing for dishwasher, plumbing for washing machine, part tiled walls, uPVC double glazed window to side.

## Inner Porch

Smooth ceiling, uPVC double glazed entrance door to rear garden.

## Family Bathroom 9'8 x 8'8 approx (2.95m x 2.64m approx)

A newly fitted white three piece suite comprising of pedestal wash hand basin, bath with shower over, low level W.C., smooth ceiling, spotlights, two uPVC double glazed windows to rear, vinyl tiled effect floor, part tiled walls, radiator.

## First Floor

### Landing

Stained glass window to rear, smoke detector, access to loft space.

### Bedroom One 12'0 x 9'2 approx (3.66m x 2.79m approx)

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

### Bedroom Two 9'5 x 11'6 approx (2.87m x 3.51m approx)

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

### Bedroom Three 8'7 x 5'6 approx (2.62m x 1.68m approx)

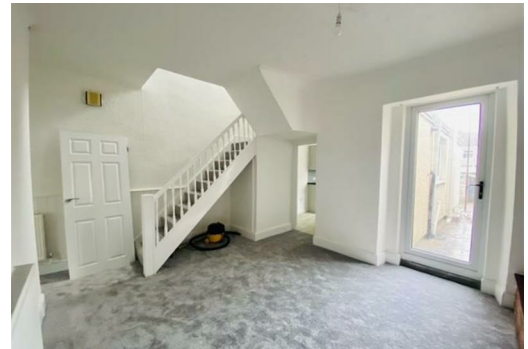
Smooth ceiling, radiator, uPVC double glazed window to front.

## External

The property benefits from an enclosed rear garden with rear pedestrian access. Storage Shed

## Property Disclaimer

PLEASE NOTE: All sizes 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 check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens 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**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
[92 plus] <b>A</b>		[92 plus] <b>A</b>	
[81-91] <b>B</b>		[81-91] <b>B</b>	
[69-80] <b>C</b>		[69-80] <b>C</b>	
[55-68] <b>D</b>		[55-68] <b>D</b>	
[39-54] <b>E</b>		[39-54] <b>E</b>	
[21-38] <b>F</b>		[21-38] <b>F</b>	
[1-20] <b>G</b>		[1-20] <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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