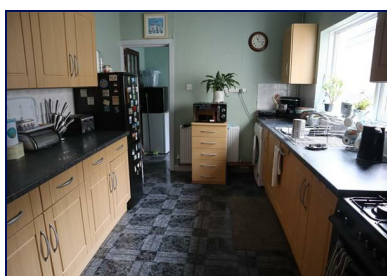


41 Brynmor Road, Llanelli, Carmarthenshire, SA15 2TF



Offers in the region of £95,000



Traditional mid terrace three bedroom house with downstairs bathroom in a good area close to town and on the flat, so walking into town is an option. Residents parking on the road.

The property has been a loved family home, two receptions have been knocked into one larger living dining room, French doors to garden, long kitchen and very handy downstairs bathroom with separate W.C. The first floor offers the three bedrooms.

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RICS



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PROTECTED

Porch

5'1 x 3'4 (1.55m x 1.02m)

Part glazed front door, tiled floor.



Hall

Stairs to first floor, radiator, under stair cupboard, radiator, vinyl flooring.



Living Dining Room

23'3 x 12'5(10'1) (7.09m x 3.78m(3.07m))

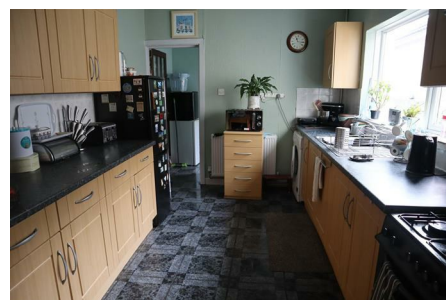
Window facing front and French doors to garden, carpet, two radiators, fireplace with gas fire.



Kitchen

13'5 x 8'9 (4.09m x 2.67m)

Window facing side, range of base and wall units, worktop housing sink, tiled floor, part tiled walls, radiator, space for cooker, washing machine and fridge freezer.



Rear Lobby

Part glazed door to rear. radiator, tiled floor, space for freezer, loft access.

Bathroom

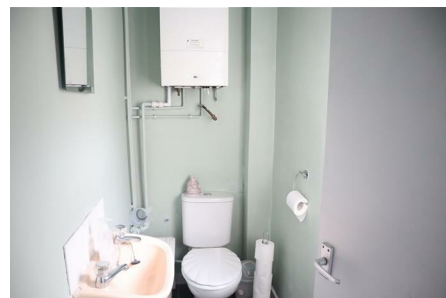
7'1 x 5'5 (2.16m x 1.65m)

Suite comprises of bath with hand held shower, wash hand basin, part tiled walls, window facing rear, radiator, tiled floor.



Seperate W.C.

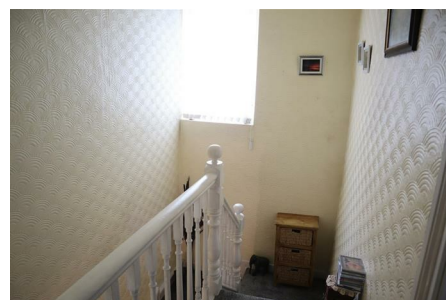
Wall mounted boiler, window facing side, part tiled, wall mounted sink,



First Floor

Landing

Window facing rear, loft access. airing cupboard.



Bedroom 1

10'10 x 10'0 (307.85m x 3.05m)

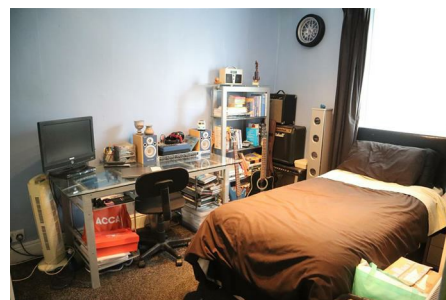
Window facing rear, radiator, carpet.



Bedroom 2

11'9 x 8'4 (3.58m x 2.54m)

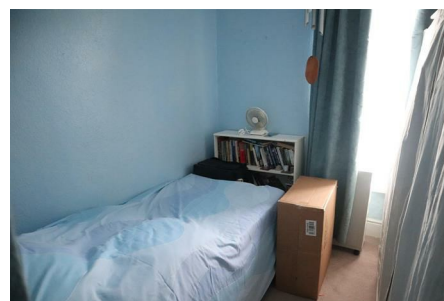
Window facing front, radiator, carpet.



Bedroom 3

8'1 x 7'5 (2.46m x 2.26m)

Window facing front, radiator, carpet.



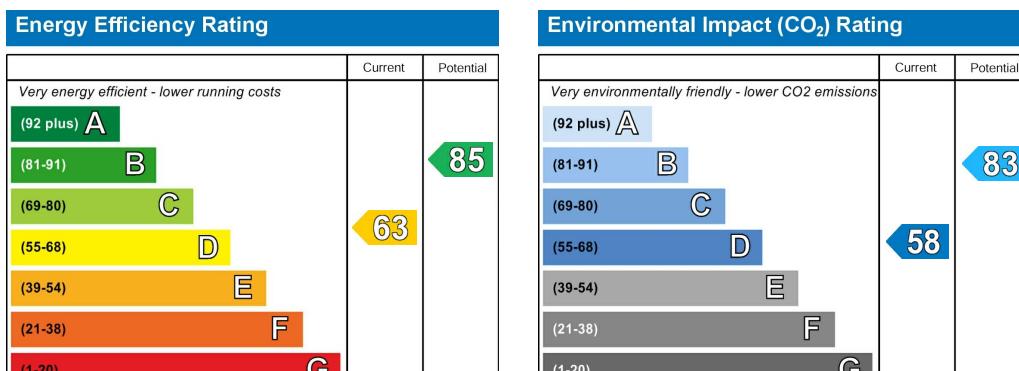
Externally

Rear lane access, patio and path to rear door.



Services

We are advised all services are mains.



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.