



Bryn Terrace, Llanelli, Carmarthenshire

Offers in the region of: £130,000

**John
Francis**







John Francis are delighted to present this well-maintained two-bedroom terraced property, situated on the outskirts of Llanelli town and benefiting from off-road parking to the front.

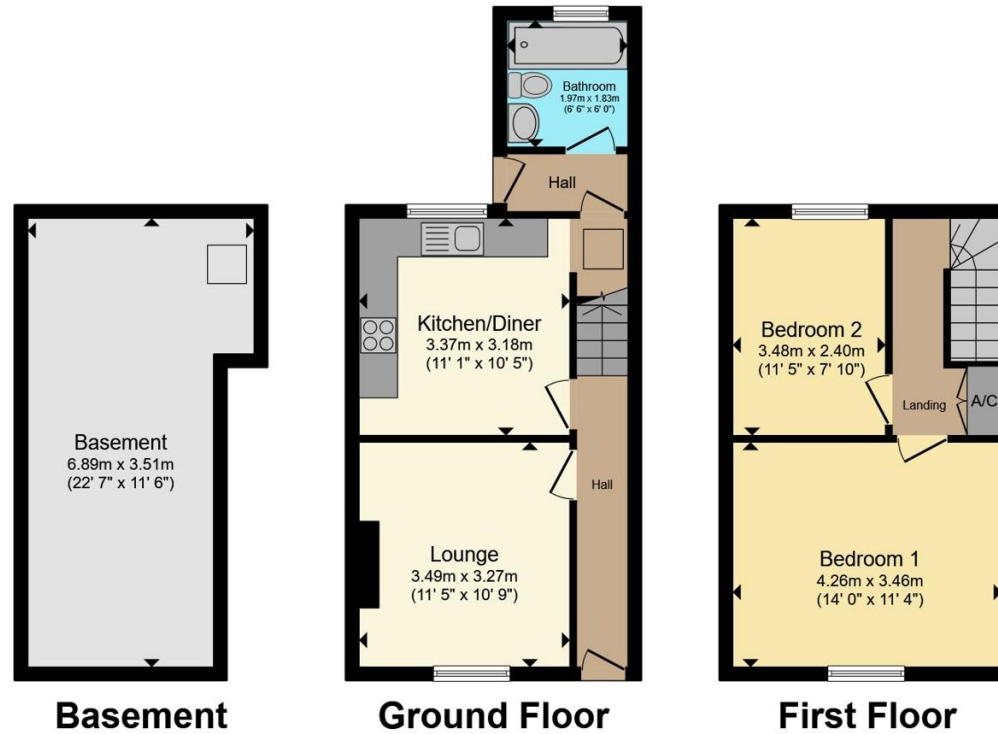
The accommodation briefly comprises a reception room, kitchen, and bathroom to the ground floor, with two bedrooms located on the first floor. The property further benefits from a basement offering two useful storage rooms.

Externally, there is an enclosed rear garden with rear access, providing a low-maintenance outdoor space.

Overall, this is a well-presented and easy-to-maintain property which, in our opinion, would make an ideal first-time purchase or investment opportunity.

Bryn Terrace is conveniently positioned just minutes from the coastline, Sandy Water Park, Llanelli Town Centre, and the local railway station. The property also enjoys excellent road links to the M4 corridor, providing easy access to Carmarthen and Swansea, as well as Burry Port and Pembrey in the opposite direction. A wide range of local amenities can be found nearby, including schools, shops, restaurants,





Total floor area 85.2 m² (917 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **B**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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