

Cwrt Bergiers, Llanelli, Carmarthenshire

Asking Price: £350,000

John Francis







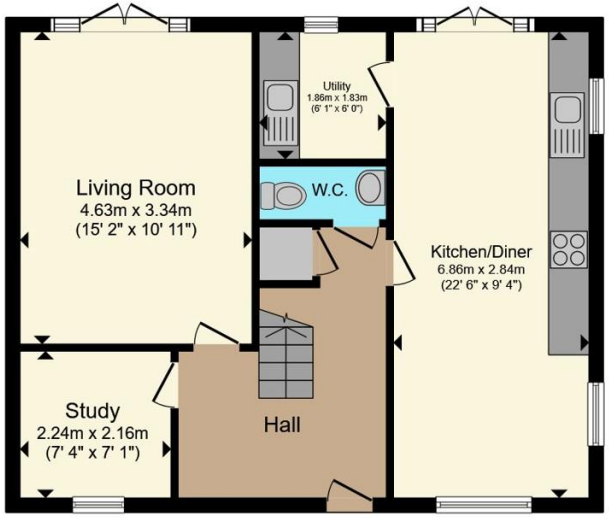
John Francis are delighted to present this four-bedroom detached family home, situated within the popular, modern development of Cwrt Bergiers. The property enjoys an attractive position overlooking Llanelli Tennis, Squash and Cricket Club to the front, providing a pleasant open aspect

The ground floor comprises a welcoming entrance hall, living room, separate study which is ideal for home working. Cloakroom/WC, utility room and a modern open-plan kitchen/dining room forming the heart of the home with space for entertaining and family gatherings.

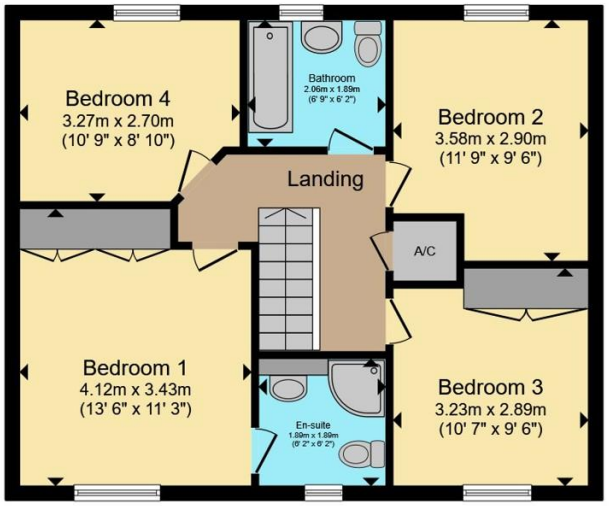
To the first floor are four bedrooms, with the master bedroom benefiting from an en-suite shower room, together with fitted wardrobes in 2 bedrooms.

Externally, the property offers a garage, off-road parking and enclosed rear garden space, perfect for outdoor enjoyment.

Conveniently located within easy reach of local schools, amenities, transport links and Llanelli town centre, this property presents an excellent opportunity for families looking for both comfort and practicality. Viewing is highly recommended to fully



Ground Floor



First Floor

Total floor area 116.5 m² (1,254 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: **E**

Tenure: **TBC**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

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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Code: LLN_LLN260816_R4PL_8