
**EST.
1972**

THORNES

**ESTATE
AGENTS**

13 MURRAY STREET, LLANELLI, CARMARTHENSHIRE SA15 1AQ
Tel. 01554 757654 : Fax. 01554 756741 : Email: info@thornesllanelli.co.uk
VIEW ALL OUR PROPERTIES AT: www.thornesllanelli.co.uk

**19 BRYNMELYN AVENUE, LLANERCH,
LLANELLI, CARMARTHENSHIRE SA15 3RU**



OFFERS IN THE REGION OF £69,995

- **SEMI DETACHED**
- **WITHIN EASY ACCESS OF TOWN CENTRE**
- **2 RECEPTION ROOMS**
- **KITCHEN**
- **3 BEDROOMS**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**

**19 BRYNMELYN AVENUE, LLANERCH,
LLANELLI SA15 3RU**

A semi detached property situated in a convenient location (edged RED on attached plan), within easy access of Llanelli town centre and Llanerch Playing Fields. The property has an enclosed front garden and side entrance leading to rear garden.

GROUND FLOOR

ENTRANCE HALL – UPVC double glazed entrance door. Staircase leading to first floor.
LIVING ROOM – 4.85m(15’11”) x 3.66m(12’0”). Radiator. Gas fire with back boiler. 2 UPVC double glazed windows.
KITCHEN – 4.75m(15’7”) x 2.04m(6’9”). Radiator. 2 UPVC double glazed windows. Range of base units and wall cupboards incorporating 1 ½ basin sink unit. Partially tiled walls. UPVC double glazed door leading to rear garden. Storage cupboard.
SITTING ROOM – 3.78m(12’5”) x 2.68m(8’10”). Radiator. Gas heater. UPVC double glazed window.

FIRST FLOOR

LANDING – UPVC double glazed window. Storage cupboard.
FRONT BEDROOM – 4.82m(15’10”) x 3.32m(10’11”). Radiator. Airing cupboard and storage cupboard. 2 UPVC double glazed windows.
FRONT BEDROOM – 3.80m(12’6”) x 2.83m(9’4”). Radiator. UPVC double glazed window.
BACK BEDROOM – 2.86m(9’5”) x 1.94m(6’5”) (overall). Radiator. UPVC double glazed window.
BATHROOM – Shower, wash hand basin and W.C. UPVC double glazed window. Radiator. Walls partially tiled.

OUTBUILDING – SHED.

EXTERIOR – Enclosed front garden with side entrance leading to rear garden.

TENURE – Freehold (to be confirmed).

COUNCIL TAX BAND – ‘B’

EPC RESULTS: An Energy Performance Certificate has been commissioned and we are awaiting the result.

VIEWING - Strictly by appointment with THORNES.



PLEASE NOTE: Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the a contract.
2. No person in the employment of THORNES has any authority to make or give any representation or warranty whatever in relation to this report.



“Thornes” is the trading name of Thornes Limited registered in Wales.
Company Registration Number 6544831.



