
**EST.
1972**

THORNES

**ESTATE
AGENTS**

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**96 BRYNGWYN ROAD, DAFEN, LLANELLI,
CARMARTHENSHIRE SA14 8LH**



OFFERS IN THE REGION OF £89,950

- **MID TERRACE PROPERTY**
- **2 RECEPTION ROOMS**
- **KITCHEN**
- **BATHROOM**
- **3 BEDROOMS**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**
- **DOUBLE GARAGE**

96 BRYNGWYN ROAD, DAFEN, LLANELLI
(cont'd)

A modernised mid terrace property, situated in the popular village of Dafen, within easy access of Dafen Primary School and Prince Philip Hospital and within 2 miles of Llanelli town centre. The property has an enclosed forecourt and good-sized rear garden with garage and rear lane access.

GROUND FLOOR

PORCH – UPVC double glazed entrance door. Tiled floor. Timber door leading to:

ENTRANCE HALL – Staircase leading to first floor.

DINING ROOM – 3.03m(10'0") x 3.57m (11'9"). Radiator. Laminate floor. UPVC double glazed window.

LOUNGE – 3.70m (12'2") x 3.56m (11'8"). Radiator. Laminate floor. UPVC double glazed window. Fireplace with gas coal effect fire.

KITCHEN – 3.01 (9'11") x 4.25m (14'0"). Range of base units and wall cupboards incorporating 1 ½ basin sink unit. Tiled floor. 2 UPVC double glazed windows. Partially tiled walls. Understairs storage. 'Silver Star' combination gas central heating boiler. Radiator. UPVC double glazed door leading to rear garden.

BATHROOM – Bath, wash hand basin and W.C. Radiator. UPVC double glazed window. Partially tiled walls. Tiled floor.

FIRST FLOOR

LANDING – UPVC double glazed window.

BACK BEDROOM – 2.79m (9'2") x 2.95m (9'8"). Radiator. UPVC double glazed

window.

FRONT BEDROOM – 2.57m (8'5") x 3.65m (12'0"). Radiator. UPVC double glazed window.

FRONT BEDROOM – 1.98m (6'6") x 2.72m (8'11"). Radiator. UPVC double glazed window.

OUTBUILDINGS – DOUBLE GARAGE and SHED.

EXTERIOR – Enclosed forecourt and a good-sized rear garden with rear lane access.

TENURE – Freehold (to be confirmed).

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:

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