



## Rhes Brickyard Row, £328,000

- Sought After Area
- Garage Conversion
- Solar Pannels
- Good Catchments for Schools
- Driveway
- Solar Panels
- Close to Scenic Walks
- Electric Charging Point
- EPC Rating: B



 4  2  2



## About the property

A well-presented 4-bedroom detached property in the sought after area of Rhes Brickyard Row, Llanelli. This lovely home boasts a well maintained garden, providing a serene outdoor space for relaxation and entertainment. Enjoy the convenience of driveway parking and a garage with a conversion above, perfect for an office or work space. The property compromises 4 beautiful bedrooms, 1 en-suite and Bathroom on the first floor. The ground floor compromises a stunning Kitchen and Dining room, Utility room, Cloakroom and a good sized Lounge. The property is situated close to a range of local amenities such as shops, schools, and scenic walks and links to the M4 Trostre park outlet and also links to Swansea. This house offers a modern, characteristic feel and is the perfect family home. Viewing is highly recommended to appreciate how spectacular this property is....



## Accommodation

### Lounge

21' 5" x 11' 10" ( 6.53m x 3.61m )

### Kitchen/Dining Room

21' 9" x 8' 6" max ( 6.63m x 2.59m max )

### Utility Room

### Bedroom 1

12' x 11' 7" ( 3.66m x 3.53m )

### Ensuite

### Bedroom 2

12' 4" x 8' 9" ( 3.76m x 2.67m )

### Bedroom 3

9' 6" x 8' 6" ( 2.90m x 2.59m )

### Bedroom 4

8' 11" x 8' 9" ( 2.72m x 2.67m )

### Garage (Ground Floor)

20' 4" x 10' 1" ( 6.20m x 3.07m )

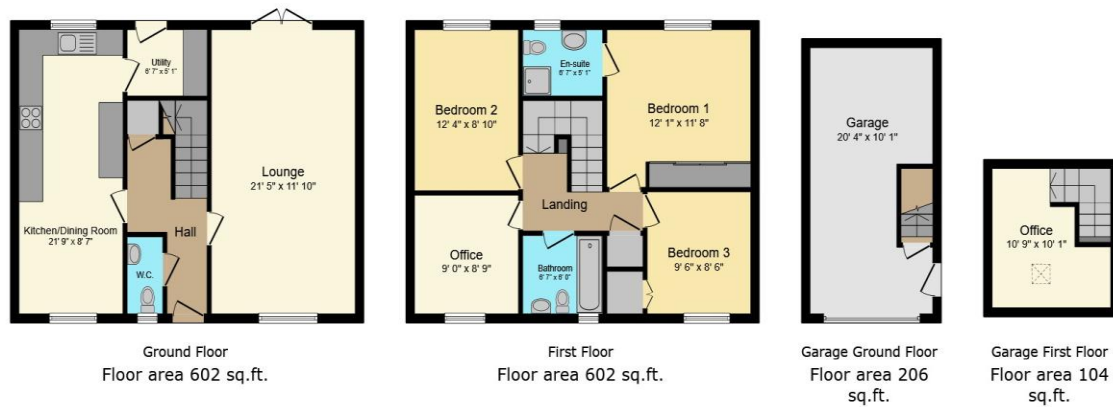
### Garage ( Conversion/ Office)

10' 9" x 10' max ( 3.28m x 3.05m max )

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## Floorplan



Total floor area: 1,513 sq.ft.

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