



66 Culla Road, Kidwelly, SA17 4DA

Offers Over £210,000

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Davies Craddock are pleased to present for sale this three bedroom semi detached property set in Culla Road, Trimsaran, Llanelli.

This property is set on an ample plot with driveway and garden , with potential for further development for a dwelling ( subject to correct planning permissions)

Set a short drive from the town of Llanelli and all associated amenities in the form of shops, restaurants, schools and local businesses, this property is ideally located and also benefits from excellent road links to the M4 corridor.

This property must be viewed so that it's full potential can be appreciated and its attributes comprise of;

**Entrance Porch**

Door into:

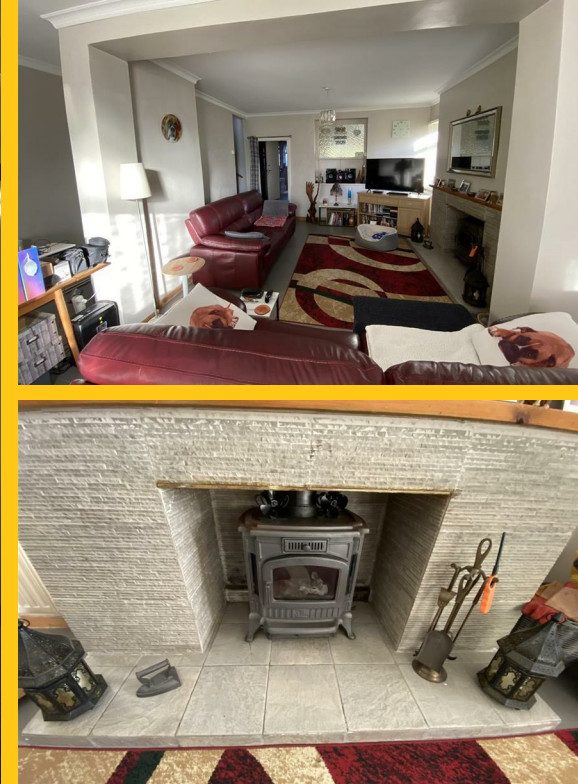
**Lounge**

22'11" x 16'5" approx (7.01 x 5.01 approx)

Windows to fore and side, tiled flooring, under stairs storage cupboard, stairs to first floor, log burner, radiator.

**Inner Hall**

Tiled flooring.







### **Kitchen**

14'1" x 9'7" approx (4.30 x 2.93 approx)  
Windows to rear and side, tiled flooring, wall and base units with worktop over, space for cooker, washing machine, tumble dryer and fridge freezer, sink drainer with mixer tap, storage cupboard housing boiler, radiator.



### **Bathroom**

8'0" x 5'10" approx (2.45 x 1.80 approx)  
Window to rear, tiled flooring, fully tiled walls, W/C, wash hand basin set in vanity unit, bath with shower over, radiator.

### **First Floor Landing**

Loft access.

### **Bedroom One**

14'8" x 8'8" approx (4.49 x 2.66 approx)  
Window to fore, radiator.



### **Bedroom Two**

13'6" x 7'11" approx (4.13 x 2.42 approx)  
Window to rear, radiator.

### **Bedroom Three**

11'0" x 7'5" approx (3.36 x 2.27 approx)  
Window to fore, radiator.



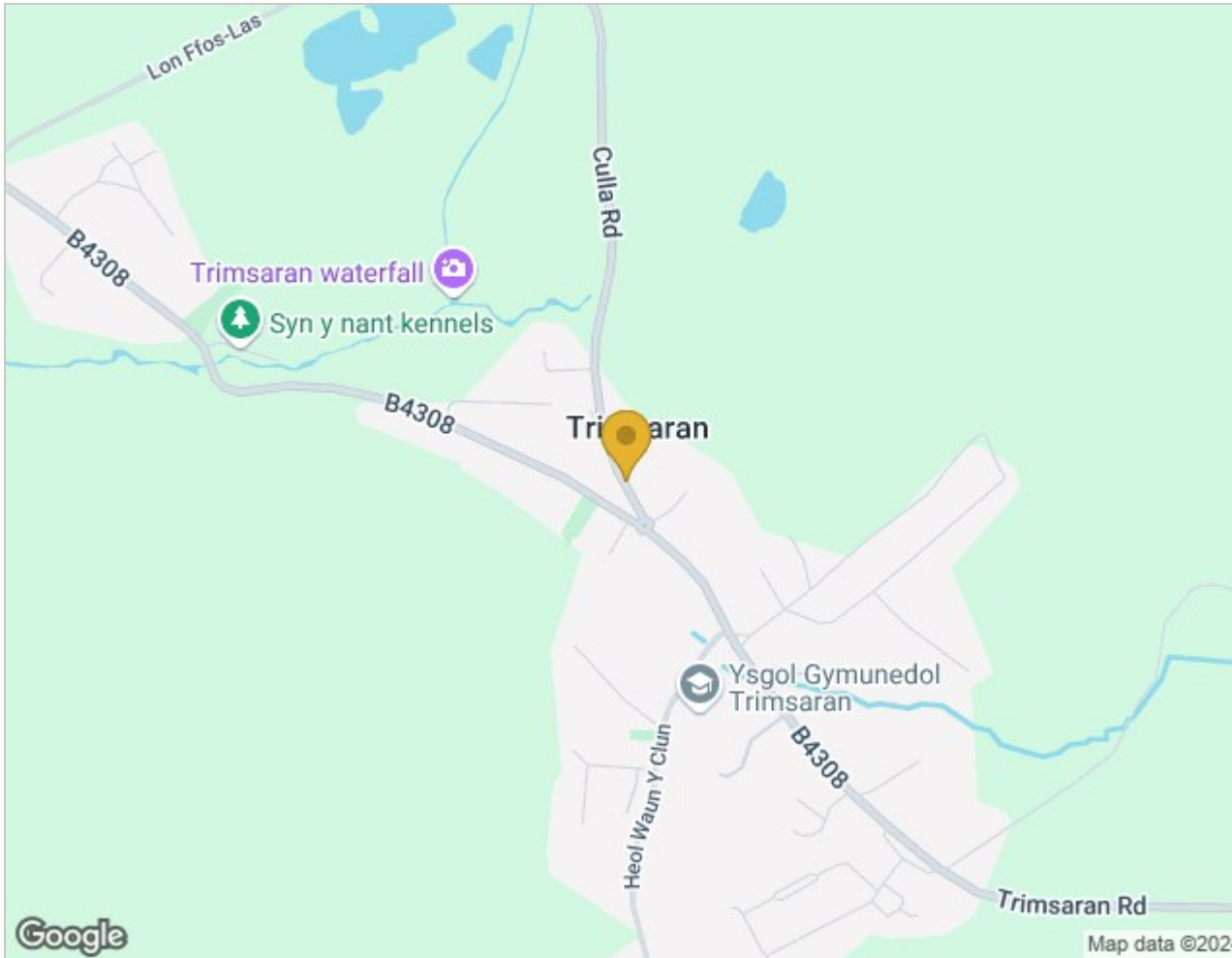
### **Externally**

Enclosed rear garden mainly laid to lawn, decking area, outbuilding, off road parking to side leading to garage.





To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi Detached House
- Three Bedrooms
- Approx 100m2
- Viewing Essential
- Potential Plot Development ( Subject To Correct Planning Permissions)
- Enclosed Rear Garden
- Off Road Parking And Garage
- Council Tax-B
- Freehold
- EPC-E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

