



27 Maes Yr Haf, Llanelli, SA15 3NF

£239,950

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Davies Craddock are pleased to present this Detached, character filled, Three bedroom Family home in Llanerch, Llanelli.

Sitting proud within a good sized plot , the property benefits from Two Reception Rooms, Kitchen / Diner, W.C, Conservatory with Three Bedrooms and Shower Room to the first floor . The property further benefits from front and rear gardens, off road parking and a Garage,

Within walking distance of local Schools, with Prince Phillip Hospital and Trostre Retail Park a short drive away making this property ideal for families or investors alike.

The property must be seen to be appreciated for its size and position and comprises:

#### **Entrance Porch**

Into

#### **Hallway**

stair case to the first floor, window to the side, original herringbone flooring, radiator

#### **W.C**

Window to the side, tiled flooring, W.C.

#### **Sitting Room**

13'4" x 13'5" (4.07 x 4.10)

Bay window to the front, feature fire place, radiator.

#### **Lounge**

13'1" x 13'1" (4.00 x 4.01)

Patio doors to the rear, feature fire place, herringbone flooring, radiator.





### Conservatory

13'10" x 9'1" (4.24 x 2.78)  
French doors to the rear, tiled flooring, radiator.

### Kitchen / Diner

21'3" x 11'9" (6.49 x 3.59)  
Windows to the side and rear, tiled and laminate flooring, fitted with a range of wall and base units with work tops over with sink and drainer with mixer tap, integrated gas hob with electric oven and extractor over, plumbing for washing machine, space for tumble dryer and fridge freezer, radiator.



### First Floor Landing

Window to the side, loft access.

### Bedroom One

14'2" x 11'10" (4.33 x 3.61)  
Bay window to the front, radiator.

### Bedroom Two

11'9" x 12'7" (3.59 x 3.84)  
Window to the rear, radiator.

### Bedroom Three

8'8" x 9'0" (2.66 x 2.75)  
Window to the front, storage cupboard, radiator.

### Shower Room

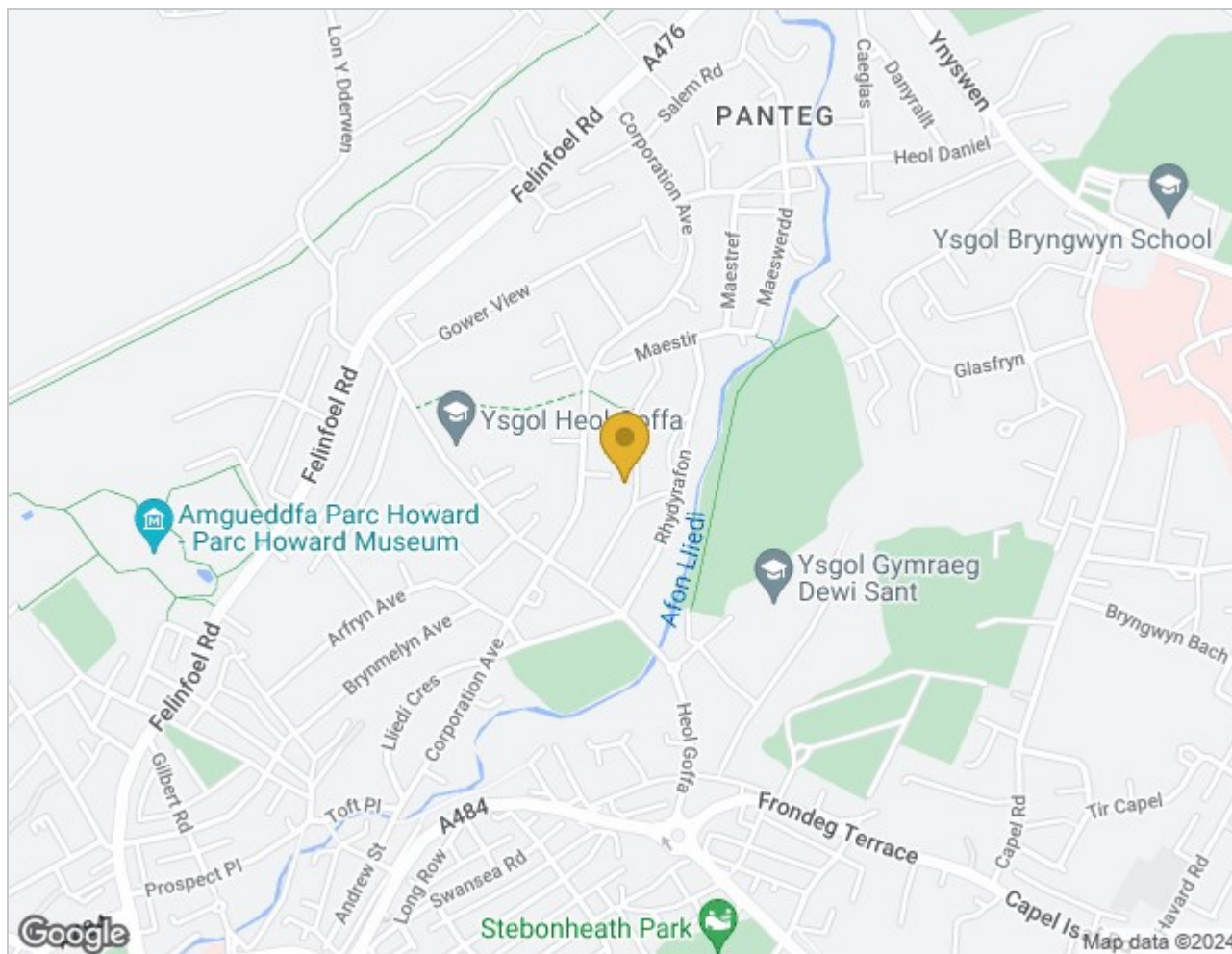
8'4" x 7'11" (2.56 x 2.43)  
Window to the side, tiled flooring, fully tiled walls, w.c, wash hand basin set in vanity unit, corner shower cubicle, two storage cupboards one housing the boiler, radiator.

### Externally

Front garden mainly laid to lawn with access to the front door, driveway to the side for several vehicles leading to the detached garage. To the rear



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



- Detached Property
- Two Reception Rooms
- Kitchen / Diner
- Character Features
- Driveway and Detached Garage
- No Onward Chain
- EPC Rating D
- Council Tax Band D
- Close to local Schools and Prince Philip Hospital
- Viewing Recommended to fully appreciate the space that is on offer

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

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