



41 Cleviston Park, Llanelli, SA14 9UP

£239,995

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**Davies**  
CRADDOCK



Davies Craddock are pleased to present this three bedroom detached property in the heart of Cleviston Park, Llangennech.

Set in a desirable location close to the M4 corridor but also the seaside town of Llanelli, this property is ideally situated for commuters and those looking to live close to an abundance of local amenities in the forms of shops, restaurants and schools in the town.

This home has unique features in the form of its open plan layout and light airy rooms with large windows and access to the garden via utility room. Externally the property has private landscaped gardens with patio area perfect for entertaining and a tiered lawn, and avid gardeners will appreciate the bed perfect for growing vegetables and fruits in the summer.

This property must be seen to be appreciated and comprises briefly;

#### **Entrance Porch**

Door into:

#### **Lounge**

25'2 x 16'8 approx (7.67m x 5.08m approx)

Windows to side and fore, feature fireplace, four radiators.

#### **Kitchen**

12'8 x 9'6 approx (3.86m x 2.90m approx)

Window to rear, vinyl flooring, wall and base units with worktop over, space for cooker, sink and drainer with mixer tap, storage cupboard housing boiler, radiator, door into;







### Utility Room

10'7 x 6'3 approx (3.23m x 1.91m approx)  
Windows to both sides, tiled flooring, space for washing machine and tumble dryer, sink and drainer with mixer tap, door to garden.

### Inner Hall

Storage cupboard, loft access.

### Bedroom One

13'9 x 10'8 approx (4.19m x 3.25m approx)

Window to fore, built in wardrobe, radiator.

### Bedroom Two

11'2 x 9'4 approx (3.40m x 2.84m approx)  
Window to rear, fitted wardrobes, radiator.

### Bedroom Three

11'2 x 7'6 approx (3.40m x 2.29m approx)  
Window to rear, built in wardrobe, radiator.

### Bathroom

5'6 x 5'1 approx (1.68m x 1.55m approx)  
Window to rear, fully tiled walls, pedestal wash hand basin, bath with shower over, radiator.

### Separate W/C

Window to side, partly tiled walls, W/C.

### Externally

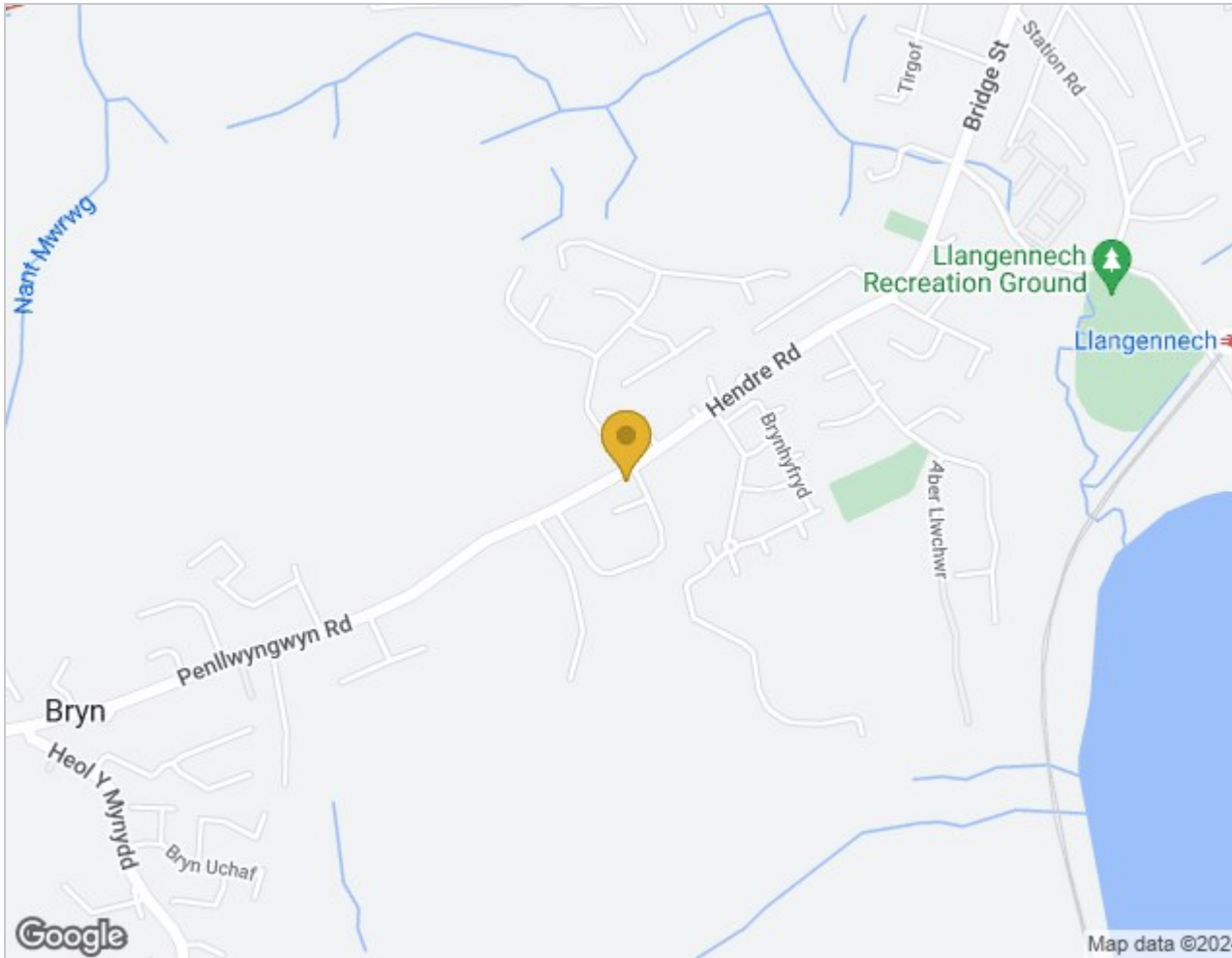
Garden to rear side and fore.  
Dive leading to garage.

### Garage


19'3 x 12'1 approx (5.87m x 3.68m approx)  
Up and over door.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779412



- Detached Bungalow
- Three Bedrooms
- Open Plan living Area
- Village Location
- Garage and Off Street Parking
- Modernisation Required
- Viewing Essential
- Council Tax Band D
- EPC Rating - D
- Approx 90 m2

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</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.