



5B Stradey Hill, Llanelli, SA15 4AB

£475,000



Davies
CRADDOCK

We are delighted to present for sale this four bedroom detached property set in the sought after location of Stradey Hill , Pwll, llanelli.

Recently constructed the property comes with ample living space in the form of four generous bedrooms with a master ensuite and family bathroom to the first floor, to the ground floor there is a well presented entrance hall leading to a living room , then onto a generous kitchen with utility room and cloakroom. Externally the property has a rear enclosed garden with driveway and garage to the front.

This well appointed home comprises of the following :

Entrance

Door into:

Hallway

Stairs to first floor, tiled flooring, radiator.

Lounge

18'4" x 13'5" approx (5.60 x 4.09 approx)
Window to fore, feature fireplace with gas fire, radiator.

Kitchen Dining Room

22'8" x 15'8" approx (6.91 x 4.79 approx)
Window and patio door to rear, tiled flooring, partly tiled walls, wall and base units with worktop over, integrated dishwasher, microwave and fridge, electric hob and double oven with extractor hood over, sink and drainer with mixer tap, Island with storage cupboards, three radiators.





Utility Room

Window to rear, door to side, tiled flooring, partly tiled walls, base units with worktop over, space for washing machine, radiator, door into garage.

Cloakroom

6'5" x 4'7" approx (1.97 x 1.40 approx)
Window to side, tiled flooring, partly tiled walls, W/C, wash hand basin set in vanity unit, radiator.

First Floor Landing

Window to fore, storage cupboard, loft access.

Master Bedroom

15'1" x 13'6" approx (4.61 x 4.13 approx)
Window to fore, radiator, door into:

Ensuite

8'3" x 4'0" approx (2.53 x 1.24 approx)
Tiled flooring, fully tiled walls, W/C, wash hand basin set in vanity unit, shower cubicle, radiator.

Bedroom Two

11'10" x 11'6" approx (3.61 x 3.53 approx)
Window to rear, radiator.

Bedroom Three

14'0" x 10'4" approx (4.27 x 3.16 approx)
Window to fore, built in double wardrobes, radiator.

Bedroom Four

11'7" x 10'4" approx (3.54 x 3.15 approx)
Window to rear, built in double wardrobes, radiator.

Bathroom

11'6" x 8'3" approx (3.51 x 2.54 approx)
Window to rear, tiled flooring, fully tiled walls, W/C and wash hand basin set in vanity unit, bath, radiator.

Externally


Enclosed tiered rear garden mainly laid to lawn with decking area.
Off road parking to fore leading to garage.



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



- Freehold (TBC)
- Detached
- Four Bedrooms
- EPC - TBC
- Council Tax - TBC
- Approx m2 - TBC
- Sought After Location
- Master Ensuite
- Well Presented Throughout
- Viewing Essential

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