



18 Queen Marys Walk, Llanelli, SA15 1PG

£219,995

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**Davies**  
CRADDOCK

Welcome to Queen Marys Walk, Llanelli - a charming location that could be the perfect setting for your new home. This immaculately presented property boasts three bedrooms, ideal for a growing family or those in need of extra space. With two reception rooms, you'll have plenty of room to entertain guests or simply relax in style with the added benefits of rood road parking and a garage.

Situated in a popular location, this property offers excellent access to amenities, local Primary and Secondary Schools and the popular retail parks of 'Trostre' and 'Pemberton' making daily life convenient and enjoyable.

Don't miss out on the opportunity to make this house your home. Queen Marys Walk is calling - are you ready to answer?

### Entrance Porch

Door into:

### Hallway

Stairs to first floor, laminate flooring, radiator.

### Lounge

12'9" x 12'9" approx (3.91 x 3.90 approx)

Box bay window to fore, wall mounted electric fire, radiator.





### Sitting Room

12'7" x 12'5" approx (3.84 x 3.80 approx)  
Window to rear, laminate flooring, feature fireplace with gas fire, radiator.

### Kitchen

17'6" x 8'5" approx (5.35 x 2.59 approx)  
Window to rear, French doors and door to side, vinyl flooring, wall and base units with worktop over, space for cooker, washing machine and fridge freezer, sink and drainer with mixer tap, partly tiled walls, radiator.



### Bathroom

15'8" x 5'6" approx (4.78 x 1.70 approx)  
Window to rear and side, tiled flooring, partly tiled walls, W/C, pedestal wash hand basin, bath, shower cubicle, storage cupboard housing boiler, under stairs storage cupboard, radiator.

### First Floor Landing

Window to side, loft access.

### Bedroom One

15'8" x 9'11" approx (4.80 x 3.03 approx)  
Window to fore and rear, radiator.

### Bedroom Two

10'7" x 10'3" approx (3.23 x 3.13 approx)  
Window to fore, built in wardrobes with mirrored sliding doors, radiator.

### Bedroom Three

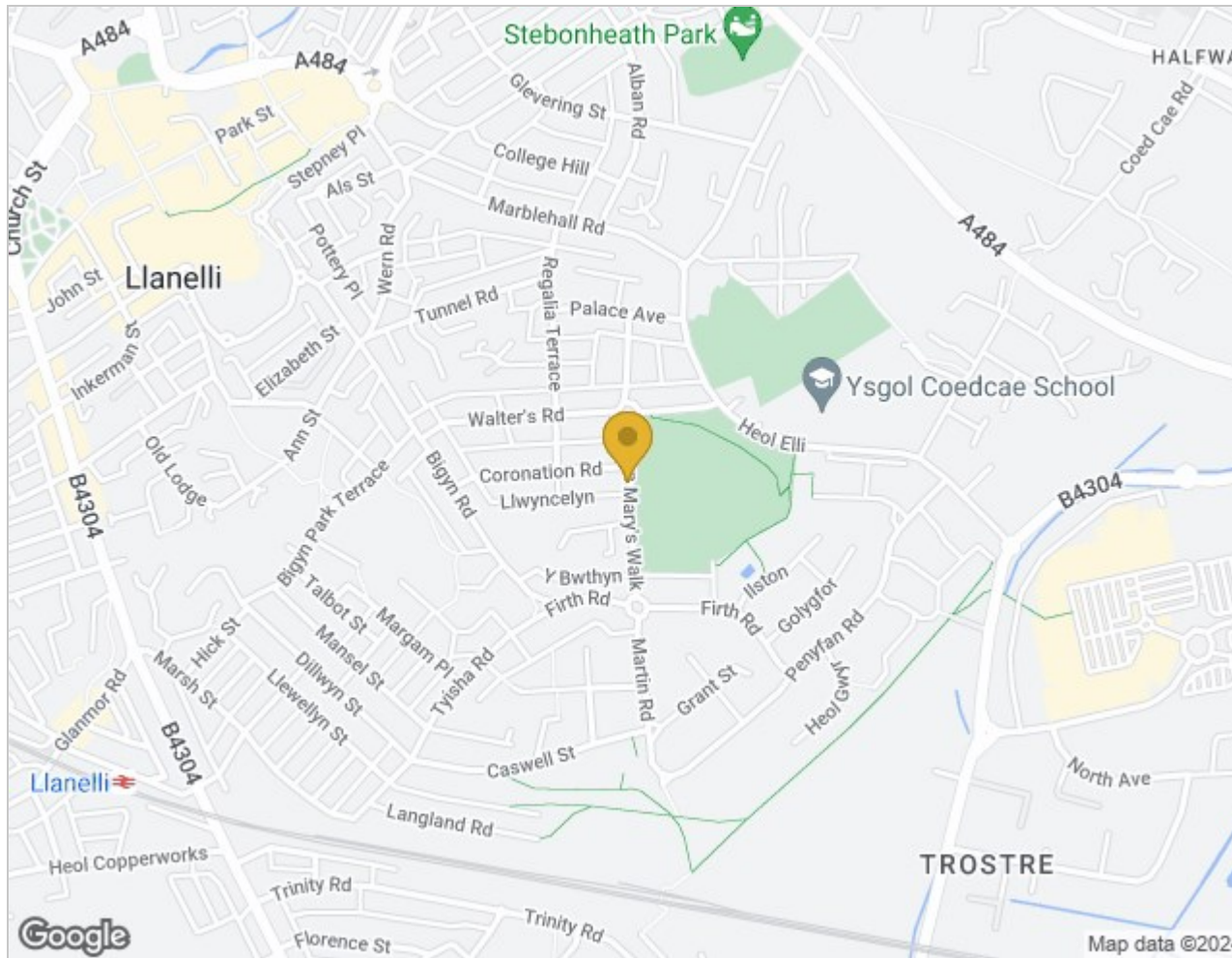
9'7" x 8'0" approx (2.94 x 2.45 approx)  
Window to rear, radiator.

### Externally

Paved area to fore with off road parking to side.  
Enclosed rear garden, artificial grass area, garage.



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



- Three Bedroom Detached House
- Two Reception Rooms and Kitchen Diner
- Garage and Driveway
- Immaculately Presented
- Walking distance to local amenities
- EPC Rating D
- Council Tax Band C (April 2024)
- Approx 92 square meters
- Gas Central Heating
- Mains electric, water and drainage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>58</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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