



76 New Road, Llanelli, SA15 3DT

£299,995

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Davies Craddock Estates are pleased to present for sale this period town house set in the sought after location of New Road, Llanelli.

This charming home set over three floors with four bedrooms is within walking distance of schools, parks and Llanelli Town Centre along with great access to the Millennium Coastal Path with further access to Llanelli beach and Pembrey Country Park to the west.

It boasts many of original features throughout with , and has potential to offer a good living space for a growing family.

Viewing is essential to appreciate what this much loved home has to offer offer.

The property further comprises:

Entrance

Door into:

Hallway

Stairs to first floor, under stairs storage cupboard, radiator, door into porch.

Sitting Room

15'6" x 13'10" approx (4.74 x 4.23 approx)

Bay window to fore, feature fireplace with gas fire, radiator.

Lounge

14'0" x 11'3" approx (4.28 x 3.44 approx)

French doors to rear opening into the porch, feature fireplace with gas fire, radiator.

Dining Room

13'9" x 10'9" approx (4.20 x 3.30 approx)

Window to side, door into pantry, original built in cupboards, radiator.





Kitchen

13'8" x 10'7" approx (4.17 x 3.23 approx)
Window to side, tiled flooring, partly tiled walls, wall and base units with worktop over, integrated dishwasher, space for fridge freezer and cooker, sink and drainer with mixer tap, radiator, door into:

Utility Room

7'1" x 5'3" approx (2.18 x 1.62 approx)
Window and door to rear, tiled flooring, partly tiled walls, space for washing machine and tumble dryer, Belfast sink with mixer tap, door into

Cloakroom

Window to rear, tiled flooring, W/C, wash hand basin, radiator.

First Floor Landing

Window to side, loft access, stairs to second floor, storage cupboard, radiator.

Bedroom One

18'6" x 14'1" approx (5.65 x 4.30 approx)
Bay window and window to fore, radiator.

Bedroom Two

13'10" x 11'3" approx (4.24 x 3.44 approx)
Window to rear, radiator.

Bedroom Three

10'9" x 10'4" approx (3.28 x 3.16 approx)
Window to side, built in wardrobes, radiator.

Bathroom

6'11" x 6'0" approx (2.11 x 1.83 approx)
Window to side, fully tiled walls, W/C, pedestal wash hand basin, bath with shower over, radiator.

Second Floor Landing

Velux window to rear.

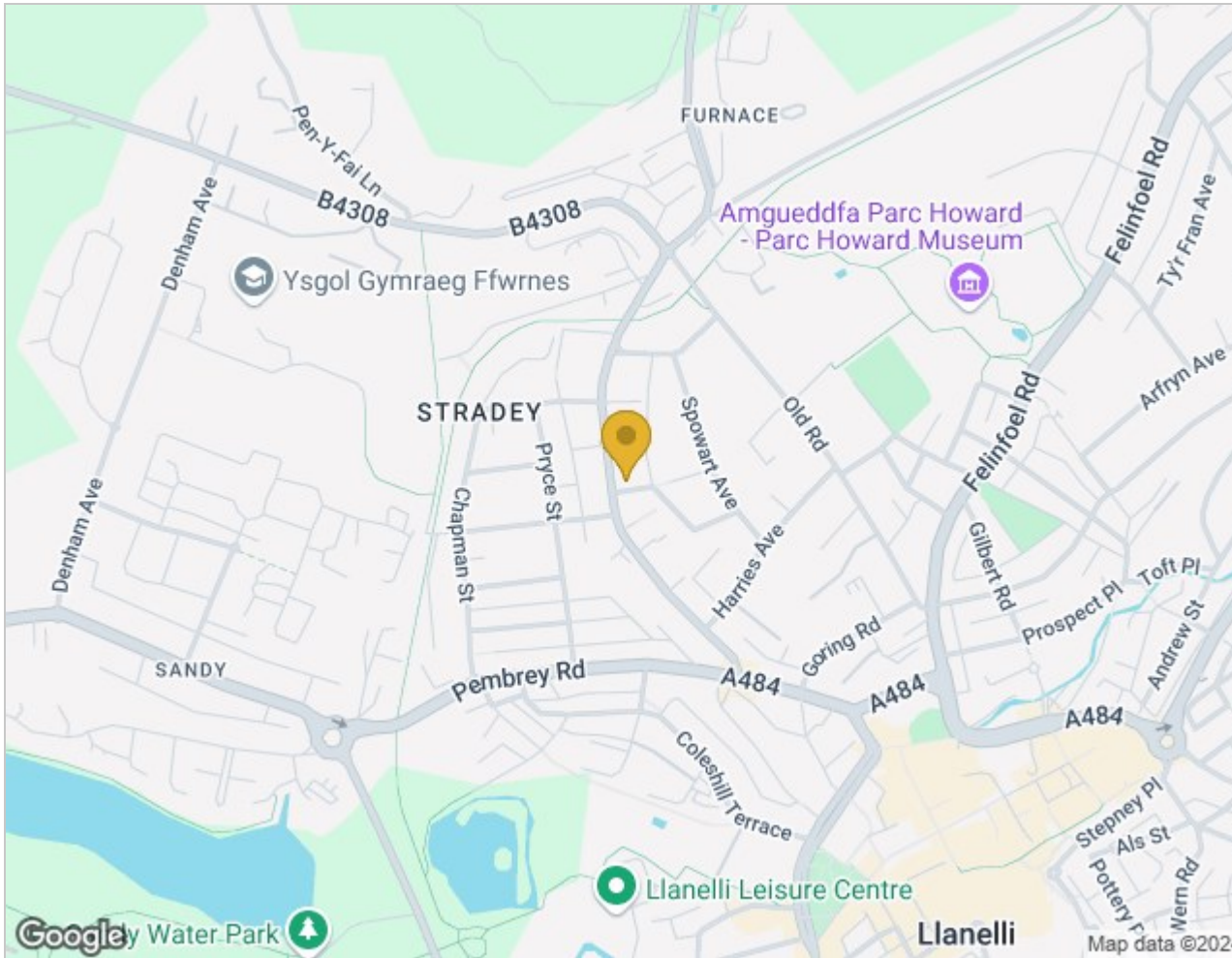
Bedroom Four

18'3" x 19'0" approx (5.58 x 5.81 approx)
Window to fore, built in storage cupboards.

Externally

Enclosed rear garden with off road parking. Lawned area with mature trees and shrubs.

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



- End Terrace Four Bedroom Home
- Set Over Three Floors
- EPC - TBC
- Approx m2 - TBC
- Grade 2 listed building
- Off Road Parking
- Mains Gas, Electric, Water and Drainage
- Council tax-D (Aug 2024)
- Freehold
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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