



4 Bellvue Road, Llanelli, SA14 9LN

£475,000

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Davies Craddock Estates are pleased to present For Sale, this Four Bedroom Detached property located in Bynea, Llanelli. Set back from the road, located at the end of a lane, this property is set within approx. 1 acre of land (not measured)

This extended property is an ideal home for those looking for semi rural living while still being close to local amenities.

There is investment opportunity also with a further outside space with potential as a building plot (subject to planning permissions).

Viewing is highly recommended to fully appreciate all that is on offer.

The property comprises of;

### Porch

Entered via frosted double glazed door to front, two double glazed window to the side, tile flooring, frosted double glazed door to:

### Living Room

21'9" x 15'10" approx. (6.63m x 4.85m approx..)

Double glazed window to front, log burner with exposed brick, tile flooring, radiator, door to stairs to first floor. Doors to:

### Family Room

10'5" 15'5" approx. (3.2m 4.72m approx.)

Two double glazed window to front, two double glazed patio doors to side electric fireplace, three radiators. Open to:

### Kitchen/Diner

25'5" x 12'7" approx. (7.77m x 3.86m approx.)

Fitted with base units with a worktop over incorporating a Belfast sink, two double glazed windows to side and rear, double glazed patio doors to rear, two double glazed skylights, log burner, tile flooring, tile splashback. Doors to:

### W/C

6'5" x 5'11" approx. (1.966 x 1.81 approx.)

Fitted with WC, wash hand basin, frosted double glazed door to rear, double glazed skylight, tile floor, partly tiled walls.

### Utility Room

9'0" x 10'4" approx. (2.76 x 3.16 approx.)

Fitted with wall and base units with worktop over, space for fridge freezer, washing machine, tumble dryer and dishwasher. Tile flooring, heated towel rail.





### Landing Area

Split staircase, loft access.

### Bedroom One

20'4" x 15'3" approx. (6.22m x 4.65m approx.)

Two double glazed windows to front, two double glazed patio doors with Juliet balcony's to side, one double glazed window to rear. Two radiators, coving. Door to:

### En-Suite

5'9" x 6'3" approx. (1.76 x 1.92 approx.)

Fitted with WC, wash hand basin, panel bath, vinyl flooring, part tiled walls, coving, frosted double glazed window to rear.



### Bedroom Two

12'2" x 8'7" approx. (3.73m x 2.64m approx.)

Double glazed window to side, radiator.

### Bedroom Three

11'3" x 8'7" approx. (3.45m x 2.64m approx.)

Double glazed window to front, radiator.

### Bathroom

8'7" x 10'1" approx. (2.63 x 3.08 approx.)

Fitted with WC, wash hand basin, bath, corner shower, wood flooring, partly tiled walls, heated towel rail, storage cupboard housing boiler, coving, frosted double glazed window to rear.



### External

The front elevation offers a gated gravel driveway allowing parking for several vehicles, which follows along the side of the property towards the garage and shipping container. The rear garden is mainly laid to lawn with a storage shed, log store, raised seating area with artificial turf, all surrounded by mature shrubs and trees. There is a further enclosed garden space recently cleared with potential as a building plot, subject to relevant planning.

### Garage

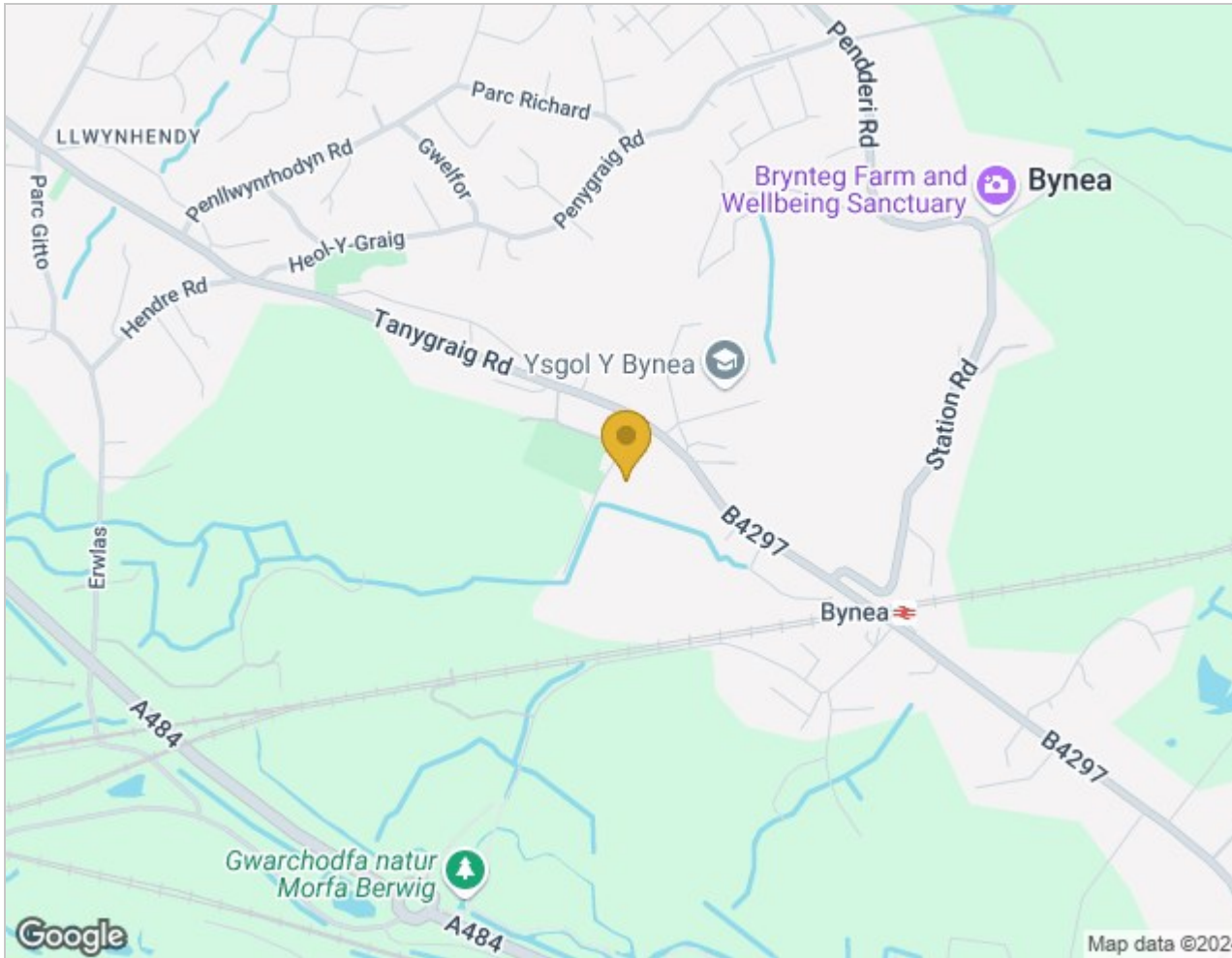
58'5" x 28'2" approx. (17.83m x 8.61m approx.)

### Shipping Container


19'7" x 7'10" approx. (5.97m x 2.41m approx.)



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



- Detached Property
- Approx. One Acre of Land (not measured)
- Four Bedroom
- Kitchen/Diner
- Two Reception Rooms
- Main Gas, Electric, Water & Drainage
- EPC- D Approx. 175m2
- Council Tax - C (Sept 24)
- Large Garage/Workshop
- Potential building plot (subject to planning permission)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>64</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.

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.