



13 Penllwyngwyn Road, Llanelli, SA14 9UF

£225,000

 3  1  2  F



Davies Craddock Estates are pleased to present For Sale this three bedroom home set in the heart of the Bryn.

The property has easy access to the M4 corridor and is situated within close proximity to local amenities such as Trostre Retail Park and a local schools and shops.

Internally, the property is well decorated throughout. Externally the property offers a large enclosed rear garden with patio area leading to a large lawn with a detached garage to the side and a spacious drive way to the fore with room for several cars.

The property briefly comprises;

Entrance

Door into:

Hallway

Stairs to first floor

Dining Room/Sitting Room

11'5 x 9'9 approx (3.48m x 2.97m approx)
Window to fore, laminate flooring, radiator.

Lounge

17'8 x 12'3 approx (5.38m x 3.73m approx)
Window to rear, laminate flooring, feature fireplace, radiator.





Kitchen

11'4 x 13'9 approx (3.45m x 4.19m approx)

Two windows to side one to rear, vinyl flooring, gas hob and electric oven with extractor hood over, space for washing machine, dishwasher and fridge freezer, sink and drainer with mixer tap, storage cupboard, radiator, door to side.

First Floor Landing

Window to side, loft access.

Bedroom One

12'4 x 11'4 approx (3.76m x 3.45m approx)

Window to rear, radiator.

Bedroom Two

11'5 x 12'4 approx (3.48m x 3.76m approx)

Window to fore, radiator.

Bedroom Three

6'7 x 5'9 approx (2.01m x 1.75m approx)
Window to fore, radiator.

Bathroom

9'1 x 5'9 approx (2.77m x 1.75m approx)
Window to rear, laminate flooring, W/C, wash hand basin set in vanity unit, panelled bath with shower over, storage cupboard housing wall mounted boiler, radiator.

Externally To Fore

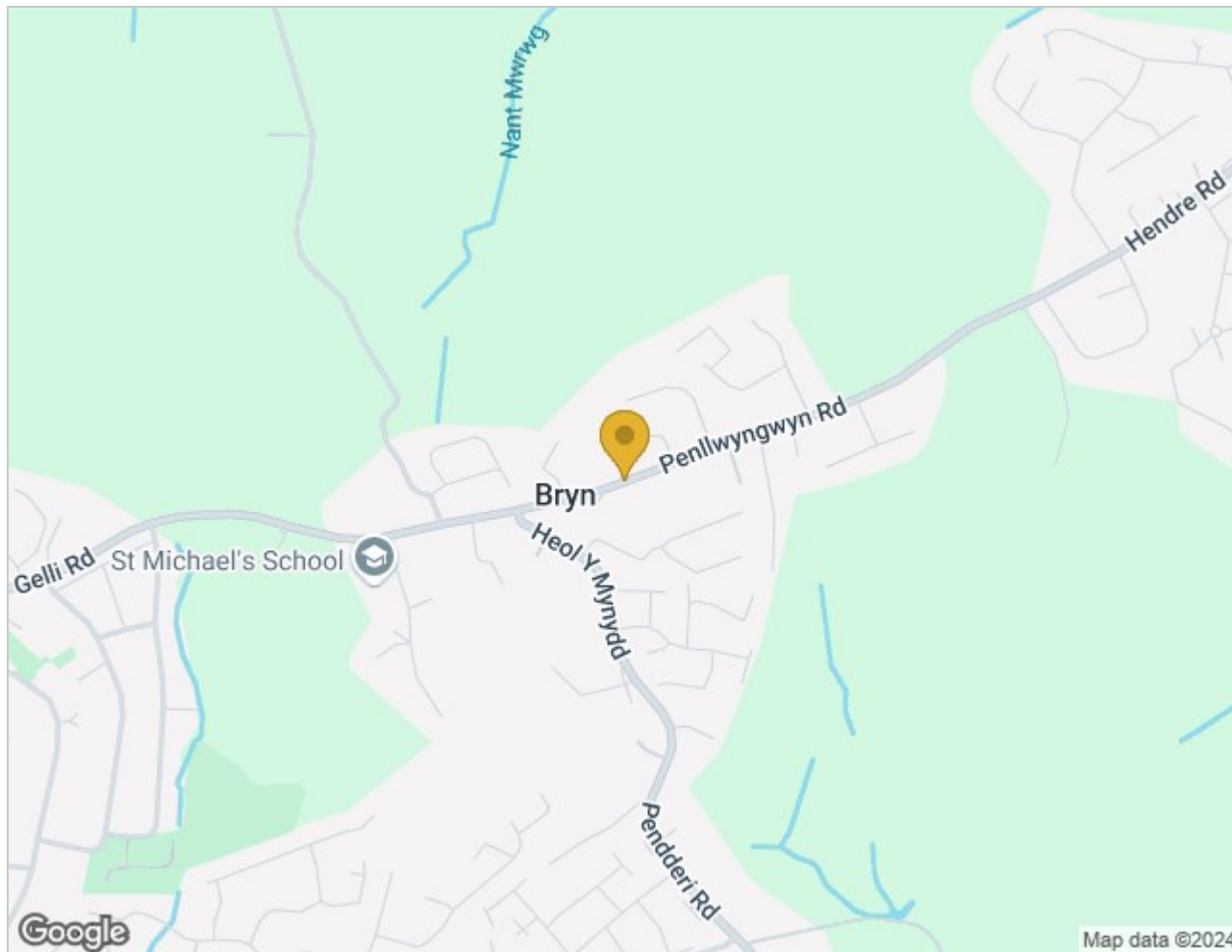
Off road parking for several vehicles, garage

Externally To Rear

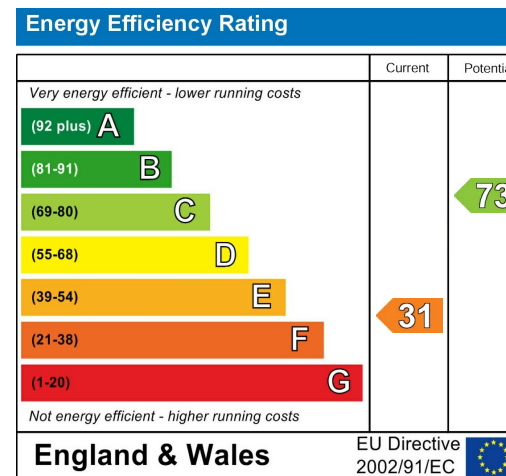
Enclosed larger than average garden mainly laid to lawn with mature trees.



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



- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Off Road Parking and Garage
- Council Tax Band C
- EPC - F
- Approx 89m2
- Freehold



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.