



52A Panteg, Llanelli, SA15 3TE

£249,995

 4  2  2  D



Davies Craddock Estates are delighted to present for sale the Four Bedroom detached property set in the convenient location of Panteg, Llanelli.

This deceptively spacious home comes complete with a welcoming hallway leading to the study, ground floor bedroom with ensuite, spacious living room with french doors leading to the rear garden and a fully equipped kitchen completing the ground floor. To the first floor there are three spacious bedrooms with family bathroom and separate wc.

Externally the property boasts an enclosed rear garden with patio area and to the front a well proportioned driveway for off road parking and gated entrance.

The property is situated with great road links to the M4 motorway with a range of local amenities for convenience.

Further comprising:

Entrance
Door into

Hallway
Stair to first floor, storage cupboard with boiler, radiator

Reception One
10'5" x 10'9" approx. (3.20 x 3.28 approx.)
Window to fore, radiator

Reception Two/Bedroom
Window to fore, laminate flooring, radiator, door to





Shower Room/Ensuite

7'6" x 3'10" approx. (2.30 x 1.19 approx.)
Tiled flooring, respatex type walls, W/C, wash hand basin set in vanity unit, enclosed shower, radiator

Lounge

12'9" x 20'2" approx (3.91 x 6.17 approx)
Window to side, patio doors to rear, fire place, radiator

Kitchen

13'1" x 8'10" (4.00 x 2.71)
Window to rear, door to side, tiled flooring, partly tiled walls, wall and base units with worktops, gas hob and electric oven with extractor hood over, space for fridge freezer, washing machine and dishwasher, sink drainer with mixer tap, radiator

First Floor Landing

Window to side, two storage cupboards, radiator

Bedroom One

12'10" x 16'7" approx. (3.92 x 5.07 approx.)
Window to rear, fitted wardrobes, radiator

Bedroom Two

10'9" x 11'5" approx. (3.28 x 3.50 approx.)
Window to fore, built in wardrobes, radiator

Bedroom Three

8'7" x 7'6" approx. (2.62 x 2.29 approx.)
Window to rear, tiled flooring, fully tiled walls, W/C, pedestal wash hand basin, bath, enclosed shower, radiator

External

Enclosed rear garden, mainly laid to patio.



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



- Freehold
- Detached With Four Bedrooms (One on Ground Floor)
- Council Tax Band - D (Sept 24)
- Ensuite
- Driveway With Gated Entrance
- Two Reception Rooms
- EPC - D
- Approx 121 m2
- Mains Gas , Water , Electricity & Drainage
- Deceptively Spacious Family Home

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.