



15 Pen Yr Heol Drive, Llanelli, SA15 3NX

£295,995

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Davies Craddock Estates are pleased to present for sale this great opportunity to purchase this Five Bedroom Semi-Detached property set in the convenient location of Penyrheol Drive, Llanelli.

Penyrheol Drive is located a short drive from both Llanelli Town Centre and the M4 corridor. The property is set within a short proximity to the seaside, along with the Millennium Coastal path, and benefits from local schools and amenities.

This deceptively spacious property comes with recently installed kitchen and bathroom and off-road parking for convenience and briefly comprises:

ENTRANCE HALL

Via uPVC door, original feature flooring throughout, radiator, understairs storage, door to:

LOUNGE

11'1" x 17'0" approx (3.4 x 5.2 approx)

uPVC bay window to front, original feature flooring throughout, radiator, feature fire place with surround, space for wood burning stove.

SITTING ROOM

11'1" x 16'8" approx (3.4 x 5.1 approx)

uPVC french doors to rear, original feature flooring throughout, radiator.

OPEN PLAN KITCHEN WITH DINING AREA

18'4" x 25'11" approx (5.6 x 7.9 approx)

uPVC windows to side and front, tiled flooring throughout, a range of contemporary wall and base units with complementary work surfaces, breakfast peninsular, space for fridge freezer integrated stacked waist height double oven, electric hob and cooker hood.

UTILITY ROOM

8'10" x 3'11" (2.7 x 1.2)

uPVC window to side, door to rear garden, space for washing machine and tumble dryer, base storage unit with stainless steel sink and mixer tap, door into:





SHOWER ROOM

2'7" x 3'7" approx (0.8 x 1.1 approx)
uPVC window to rear, tiled flooring, wc, wash hand basin, radiator, shower cubicle.

LANDING

Split level, loft access with doors to:

BATHROOM

8'9" x 10'2" approx (2.69 x 3.1 approx)
uPVC window to rear, laminate flooring throughout, fully tiled walls and, wc, free standing bath, low thresholds shower with glass enclosure .



BEDROOM ONE

10'9" x 17'0" approx (3.3 x 5.2 approx)
uPVC bay window to front, radiator.

BEDROOM TWO

8'2" x 8'2" approx (2.5 x 2.5 approx)
uPVC window to front, radiator.

BEDROOM THREE

12'5" x 11'1" approx (3.8 x 3.4 approx.)
uPVC window to rear, radiator,

BEDROOM FOUR

9'2" x 7'10" approx (2.8 x 2.4 approx)
uPVC window to rear, radiator,

BEDROOM FIVE

9'6" x 11'5" approx (2.9 x 3.5 approx)
uPVC window to front, radiator, fitted wardrobes.

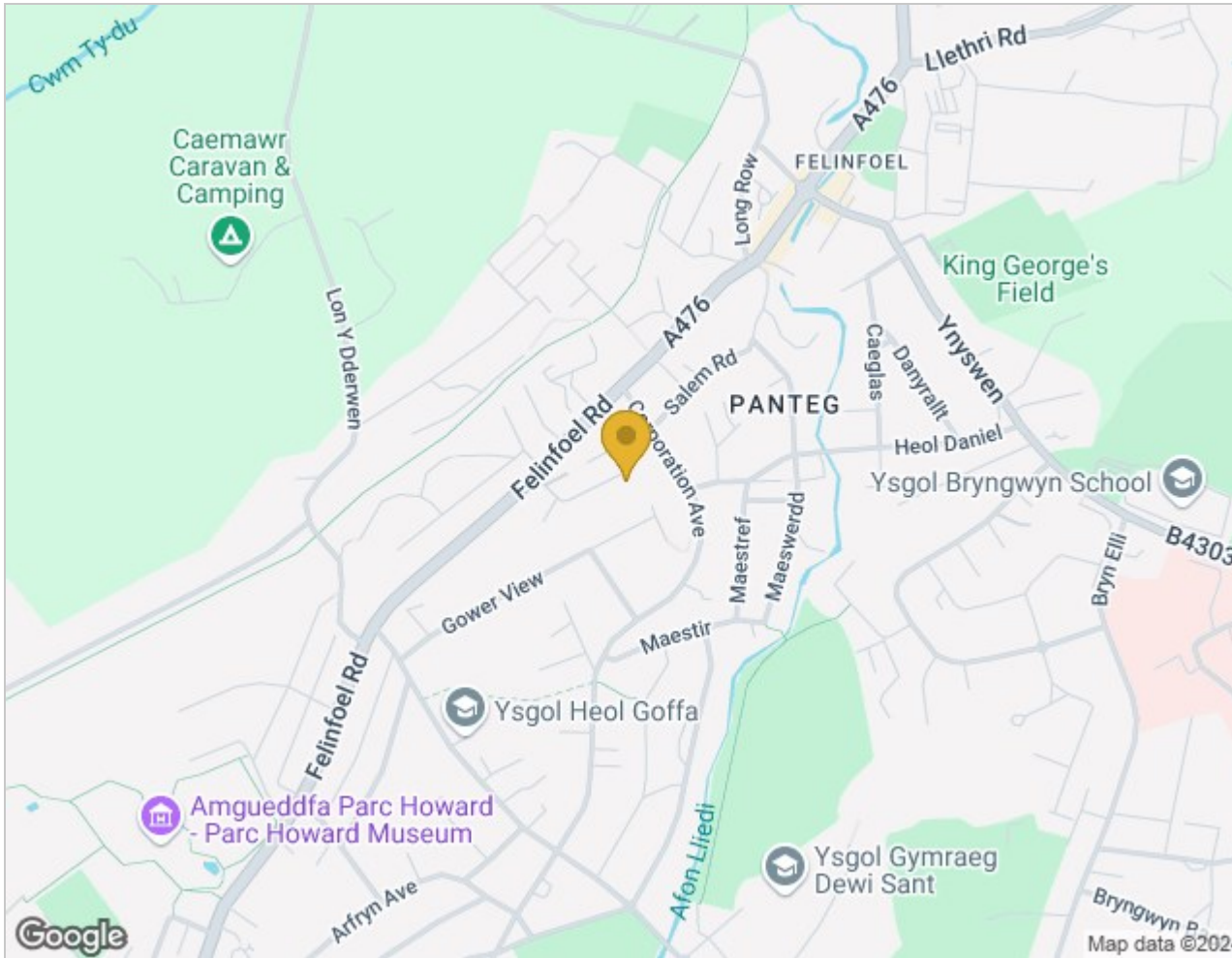


EXTERNALLY

Fully enclosed rear garden, with recently laid sandstone patio, lawn area with electricity pylon on site. To the front there is off road parking in the form of a driveway. (See site approximate boundary image as advised) (images used copyright of Apple inc)



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



- Semi-Detached
- Five Bedrooms
- Two Reception Rooms
- Council Tax Band - C
- Approx m2 - 154
- EPC - C
- Extended Property
- Mains Gas, Electric, Water & Drainage
- Freehold
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(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.