



17a Elgin Road, Llanelli, SA15 4AD
£320,000

 3  1  1  E



Davies Craddock Estates are pleased to present this three bedroom detached property set in the sought after area of Elgin Road, Pwll, Llanelli.

The village of Pwll has become one of the most desirable areas of Llanelli, boasting easy access to the Millennium Coastal Path and often (and in this case) views overlooking the Gower Peninsula. Situated approx within a two mile drive to Llanelli town centre and approx seven miles to the ancient town of Kidwelly to the west, both destination offer an abundance of amenities, including train stations with links direct to London.

Boasting a spacious living area over looking beautiful views, open plan kitchen/diner and three bedrooms. Externally, the property offers a spacious drive way, garage and car port, with split level area to the rear with artificial grass and decking.

Early viewing is essential to fully appreciate what this property has to offer.

With no onward chain the property further comprises:

Entrance

Door into:

Hallway

Stairs to first floor, oak flooring, radiator.

Kitchen Diner

17'1" x 17'11" approx (5.23 x 5.47 approx)

Windows to fore and side, oak flooring, wall and base units with worktop over, gas hob with electric oven, space for fridge freezer, sink and drainer with mixer tap, radiator, two velux windows.

Utility Room

Door to rear, space for washing machine, tumble dryer and dishwasher.





Lounge

20'8" x 18'8" approx (6.30 x 5.70 approx)

Two French doors to rear, bi-folding doors and windows to side, oak flooring, three radiators, stairs down to third bedroom.

Bedroom Three

11'0" x 8'7" approx. (3.36 x 2.63 approx.)

Window to side, French doors to rear, door into;



Shower Room

7'11" x 6'3" approx (2.42 x 1.92 approx)

Window to side, tiled flooring, fully tiled walls, W/C, wash hand basin set in vanity unit, shower enclosure.

First Floor Landing

Window to fore, two storage cupboard.

Bedroom One

14'2" x 11'0" approx (4.33 x 3.37 approx)

Window to rear, laminate flooring, built in wardrobes, radiator.



Bedroom Two

11'10" x 10'4" approx (3.62 x 3.16

approx)

Windows to fore and side, laminate flooring, radiator.

Bathroom

7'3" x 6'9" approx (2.22 x 2.06 approx)

Window to side, fully tiled walls, W/c, pedestal wash hand basin, bath, radiator, loft access.



Externally

Enclosed rear garden, off road parking for several cars, garage.

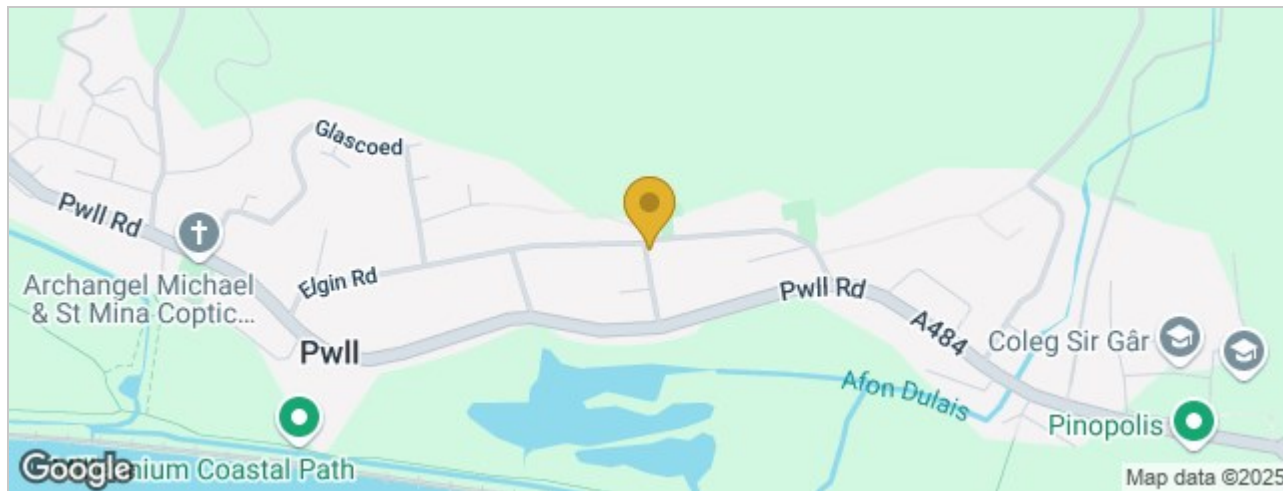
Garage

13'3" x 10'0" approx (4.04 x 3.06 approx)

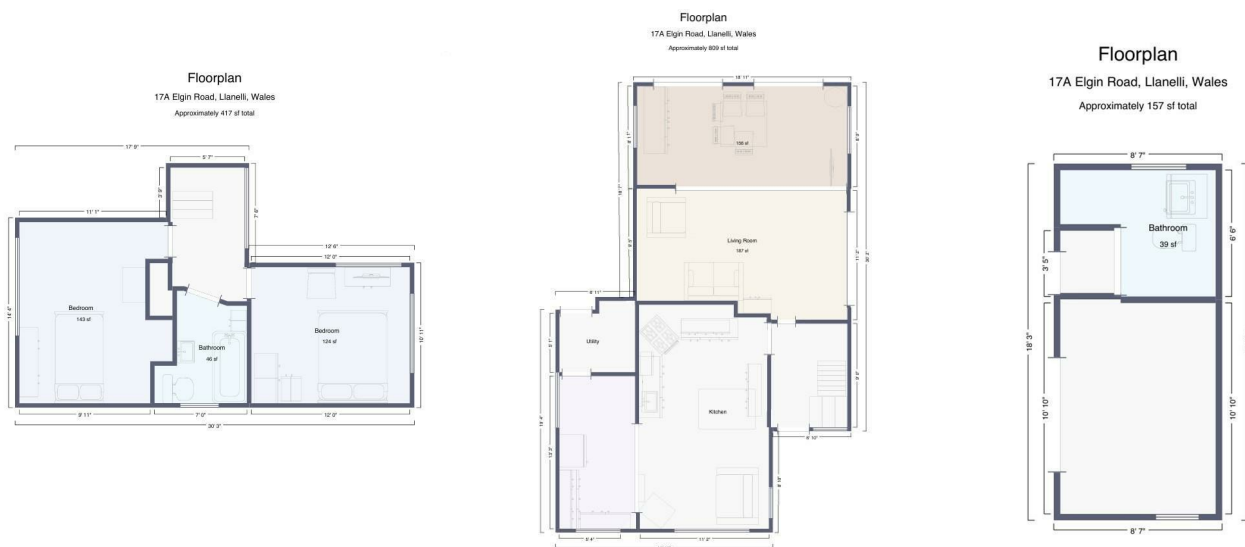
Electric door.



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



- Freehold
- Three Bedroom Detached Home
- EPC - E
- Approx 102 m2
- Council Tax Band - D (Nov 24)
- Mains Gas, Water, Electricity And Drainage
- No Onward Chain
- Sea Views Overlooking The Gower Peninsula
- Driveway & Garage



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	77

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.