



45 Cysgod Yr Ysgol, Llanelli, SA14 7AX
£235,000

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Davies Craddock Estates are pleased to present this three bedroom semi detached property for sale on Cysgod Yr Ysgol, Gorslas.

This well presented property, set back in the cul de sac, offers a welcoming hallway with cloakroom, cosy living area leading to a well appointed kitchen and dining area followed by a conservatory. To the first floor, three bedrooms, ensuite and family bathroom.

The property is situated with quick and easy access to the M4 and just a short distance from the newly developed Cross Hands Retails park and Business Park and surrounded by other associated amenities.

With no onward chain, early viewing is essential to see what this property has to offer, briefly comprising of;

Porch

Leading to;

Hallway

Stairs to first floor, under stairs storage cupboard, radiator.

Cloakroom

3'6" x 6'3" approx. (1.09 x 1.92 approx.)

Fitted with W/C, hand wash basin & heated towel rack.. Tiled flooring, window to front, radiator.

Living Room

9'3" x 13'10" approx. (2.84m x 4.24m approx.)

Window to front, radiator. Leading to;

Kitchen Diner

11'3" x 17'4" approx. (3.43 x 5.30 approx.)

Fitted with wall and base units with worktop over with integral fridge and freezer, over with extractor hood over and sink with mixer taps. Space for washing machine and dishwasher. Tiled flooring, radiator, window to fore and double doors leading to;





Conservatory

7'6" x 9'0" approx. (2.29 x 2.76 approx.)

Solid roof conservatory with two sky lights, laminate flooring double doors leading to garden

Landing

Storage cupboard housing heat pump, loft access

Attic

Boarded floors with fitted larder and lighting (not inspected)



Master Bedroom

10'9" x 9'8" approx. (3.30 x 2.96 approx.)

Window to rear, radiator, leading to;

Ensuite

3'10" x 7'0" approx. (1.18 x 2.15 approx.)

Fitted with W/C, hand was basin, enclosed shower, heated towel rack and wall mounted mirror cabinet. Tiled flooring

Bedroom Two

9'7" x 10'5" approx. (2.93 x 3.18 approx.)

Window to front, radiator



Bedroom Three

8'6" x 7'5" approx. (2.60 x 2.27 approx.)

Window to rear, radiator.

Bathroom

Fitted with Panelled bath, W/C, handwash basin with cabinet,, heated towel rack and wall mounted mirror cabinet, Tiled flooring, window to front.

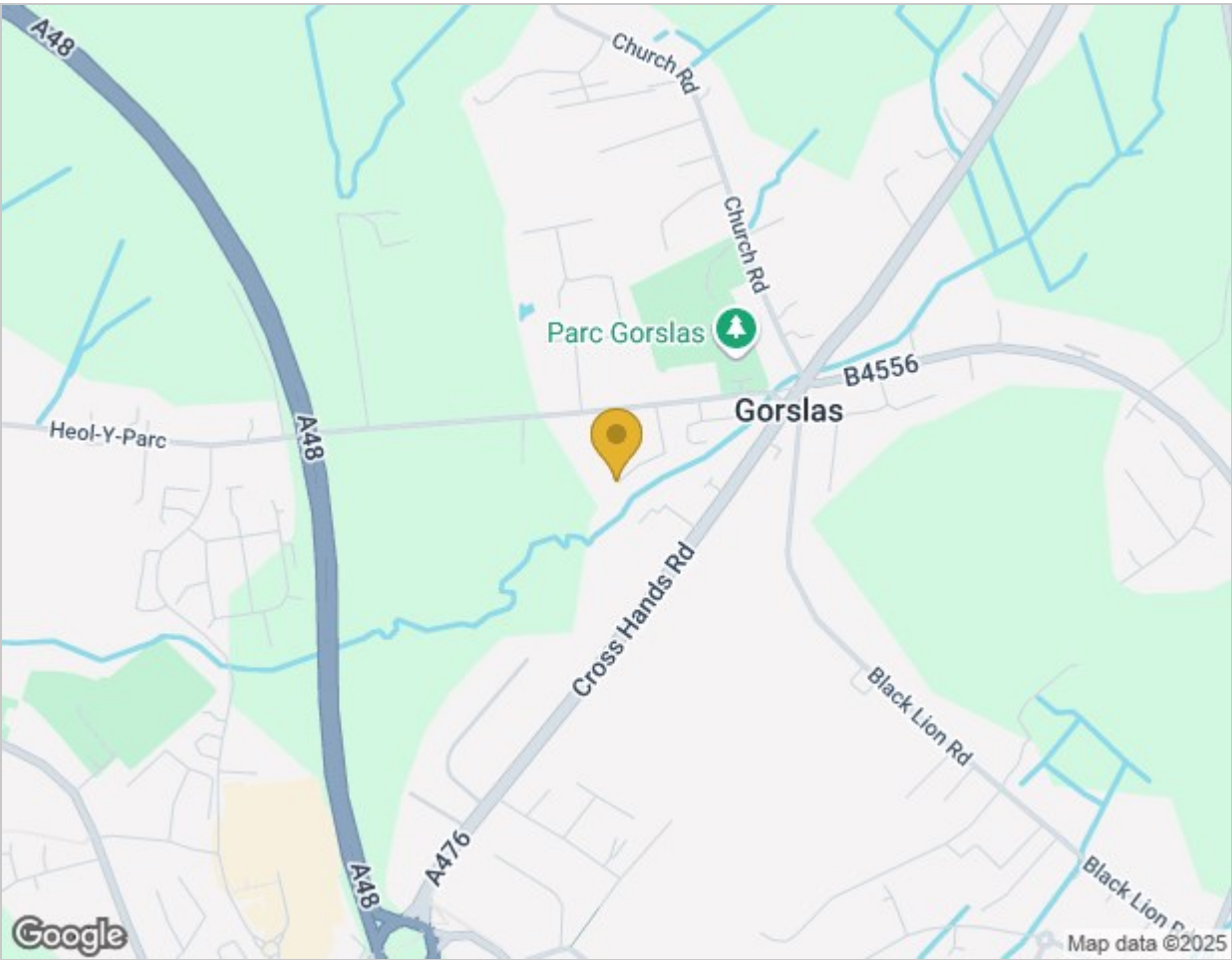
External

To the front - Driveway to front and side of property leading to side gated access to rear.

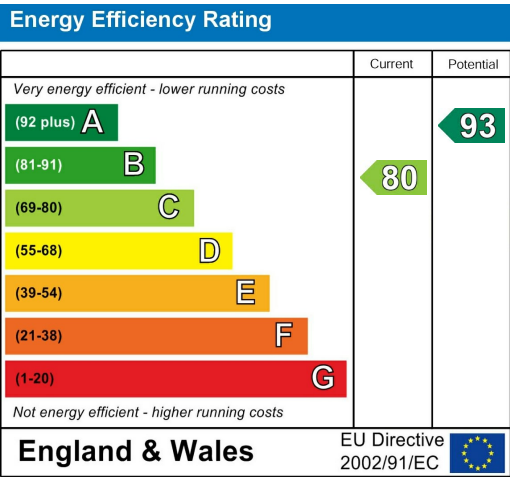
To the rear - enclosed paved garden with shed.



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



- Semi-Detached Property
- Three Bedroom
- Driveway
- Internet - 900mbps is available at the property
- EPC - C Approx. 90m2
- Air Sourced Heat Pump
- Council Tax - D (Jan 25)
- Mains Electric, Water & Drainage
- Freehold
- No Onward Chain



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 firms 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 fitments 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.

