



8 Coedcae Road, Llanelli, SA15 1HJ  
Offers In The Region Of £385,000

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Davies Craddock Estates are delighted to offer for sale this beautiful, well presented four bedroom detached dormer bungalow, set in the convenient location of Coedcae Road, Llanelli.

The property is beautifully decorated throughout, offering a welcoming entrance hallway leading to a large but cosy living and dining space followed by a well-appointed kitchen, bathroom and two bedrooms. To the first floor, there is two further bedrooms with a separate W/C.

Externally the property benefits from a gated driveway and garage (Currently used as a workshop) leading to a landscaped garden with side pedestrian access. To the front a well looked after garden laid to lawn.

Located close to Trostre & Pemberton Parc and other associated amenities and local schools. There is good access via the A484 into the town Centre and north towards the M4.

The property is fully alarmed and covered by CCTV.

Briefly comprising :

**Entrance**

Through front door into;

**Hallway**

Door and window to front, stairs to the first floor, radiator.

**Living / Dining**

15'0" x 25'3" (max) approx. (4.59 x 7.71 (max) approx.)

Curved window to front, 3 x radiator, fitted gas fire, double sliding door to rear leading to; covered decking area

**Kitchen**

9'11" x 11'8" approx. (3.04 x 3.58 approx.)

Fitted with wall & base units with worktop over with integral fridge and freezer, built in oven & hob with extractor hood over, sink with drainer and mixer tap. Tiled flooring and part tiled walls, radiator, window to rear, door leading to;

**Conservatory**

11'10" x 9'4" approx. (3.63 x 2.86 approx.)

Laminate flooring, radiator, leading to; covered decking area







## Bathroom

10'0" x 5'10" approx. (3.07 x 1.79 approx.)

Fitted with W/C, handwash basin with fitted cabinet, jacuzzi style corner bath, shower cubicle, wall mounted mirror and heated towel rack. Tiled flooring & walls.

## Bedroom One

10'10" x 12'8" approx. (3.32 x 3.87 approx.)

Fitted wardrobes and draw units, ceiling fan, radiator, window to front.

## Bedroom Four

10'5" x 7'10" approx. (3.18 x 2.40 approx. )

Fitted wardrobes, radiator, window to rear.

## Stairway

Window to front

## Bedroom Two

7'7" 17'1" approx. (2.33 5.23 approx. )

Fitted wardrobes leading to access for attic space, radiator, window to front and rear, ceiling fan, fitted with separate W/C & hand wash basin.

## Bedroom Three

8'0" x 16'11" approx. (2.44 x 5.18 approx.)

Window to front and rear, radiator, access to attic area.

## External

To the front - Enclosed garden laid to lawn with mature shrubs with steps leading to walkway for access to front door. Gated driveway leading to garage (currently used as a workshop). Side access to rear garden via pedestrian gateway. To the rear, landscaped gardens with second outbuilding.

## Garage/Workshop

8'10" x 20'6" approx. (2.71 x 6.25 approx.)

Fitted with base units, two windows to front & one to side, up and over door, electric.

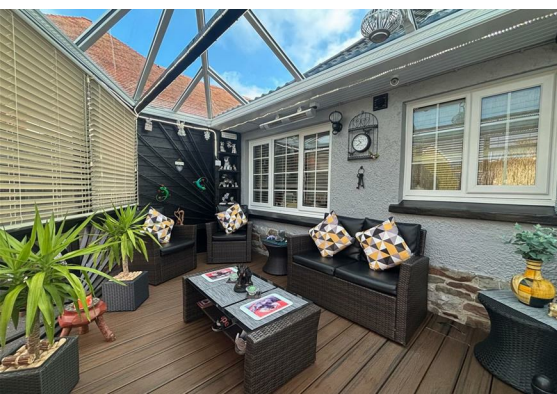
## Outbuilding

6'8" x 11'4" (2.04 x 3.46)

Window to front

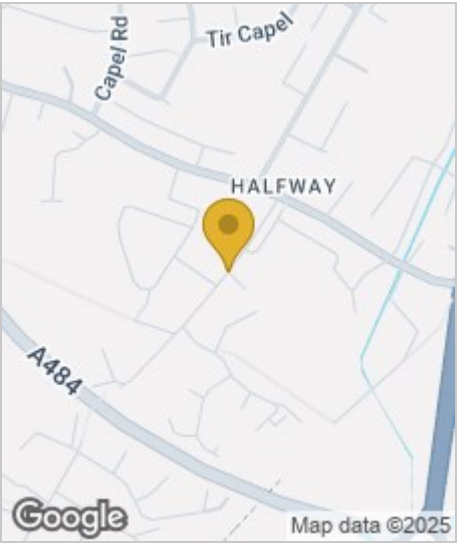
## Decking Areas

Two separate decking areas connected to either side of conservatory with covered roof. To the right - 2.94m x 4.29m (max) approx. Leading from conservatory. To the left - 2.94m x 2.89m approx., Leading from living/dining area. Both with fitted heaters,

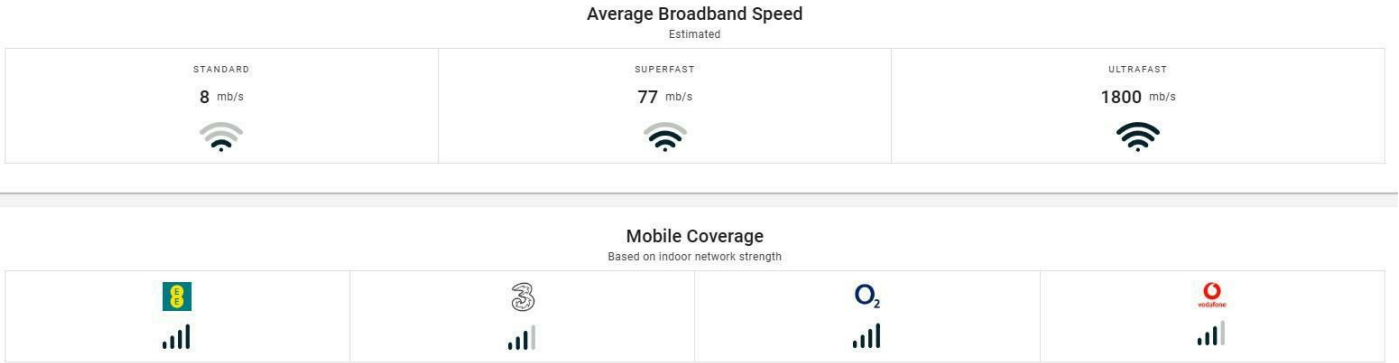
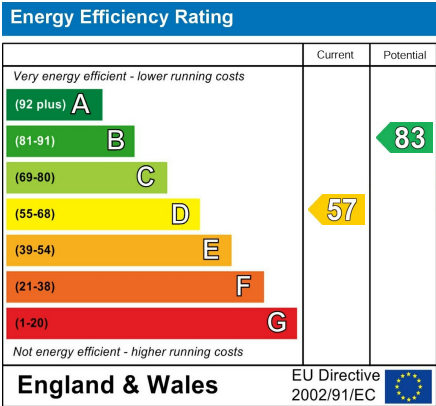




To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached Dormer Bungalow
- Four Bedrooms
- Living/Dining Room
- Conservatory
- Gated Driveway
- Enclosed Front and Rear Gardens
- Council Tax - E ( Jan 25)
- Main Gas, Electric, Water & Drainage
- EPC - D Approx. 114 m2
- 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 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.