



12 Frondeg Terrace, Llanelli, SA15 1PZ

£129,999

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Davies Craddock Estates are pleased to present for sale this three bedroom end of terrace property on Frondeg Terrace, Llanelli.

The property offers two reception rooms, kitchen & bathroom on the ground floor, followed by three bedrooms on the first. Situated with quick and easy access to the M4, Pemberton & Trostre Retail Parks and Llanelli Town Centre.

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

### ENTRANCE

Door into hallway, radiator, laminate flooring, stairs to first floor.

### RECEPTION ONE

12'11" x 12'9" approx. (3.95 x 3.91 approx.)

Bay window to front, radiator, fireplace surround. Archway into;

### RECEPTION TWO

12'0" x 14'2" approx. (3.68 x 4.33 approx.)

Window to side & rear, fireplace surround, radiator.







## KITCHEN

10'0" x 11'3" approx. (3.07 x 3.44 approx.)

Fitted with wall & base units with worktop over, oven and gas hob with extractor hood over, sink and drainer, tiled flooring, window to side, understairs storage, door to side.

## BATHROOM

6'0" x 8'0" approx. (1.85 x 2.44 approx.)

Fitted with W/C, hand wash basin, panelled bath with shower head, cupboard housing boiler, radiator, tiled flooring. Segregated area with plumbing for washing machine. 2.03 x 0.73



## STAIRS/LANDING

Window to rear, loft access.

## BEDROOM ONE

9'3" x 12'3" approx. (2.84 x 3.75 approx.)

Window to front, radiator.



## BEDROOM TWO

10'1" x 9'6" approx. (3.09 x 2.91 approx.)

Window to rear, radiator.

## BEDROOM THREE

6'8" x 9'1" approx. (2.05 x 2.78 approx.)

Window to front, radiator.



## EXTERNAL




Enclosed garden to rear, with side access. Patio area with steps up to lawn area.



A map snippet from Google Maps showing the area around Frondeg Terrace in Cardiff. A yellow location pin is placed on Frondeg Terrace. To the south of the pin is Stebonheath Park, marked with a green tree icon. Roads visible include Heol Goffa to the west, Capel Rd to the east, and Capel Isaf Rd to the south. The Google logo and 'Map data ©2025' are at the bottom.



	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>61</p>	<p>84</p>
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		

STANDARD	SUPERFAST	ULTRAFAST
10 mb/s	60 mb/s	1800 mb/s
		

 	 	 	 
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