



19 Lliedi Crescent, Llanelli, SA15 3SD  
£139,995

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Davies Craddock Estates are pleased to present for sale, this two bedroom semi detached property on Lliedi Crescent, Llanelli.

Situated within walking distance to Llanelli Town Centre, local schools and all other associated amenities.

The property offers a cosy living space and well appointed kitchen with two bedrooms and family bathroom, a driveway for off-road parking for one car and a large tiered rear garden.

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

\*Please note - this property is currently tenanted - due to vacate in July 2025.

### Entrance

Door into;

### Hallway

Window to side, radiator, laminate flooring, stairs to first floor.

### Living Room

15'3" x 12'0" approx. (4.65 x 3.67 approx. )

Two windows to front, laminate flooring, radiator, storage cupboard.







## Kitchen

8'6" x 15'5" approx. (2.61 x 4.72 approx.)

Fitted with wall & base units with worktop over, sink and drainer, oven and gas hob with extractor hood over, space for fridge/freezer and washing machine. Two windows to rear.

## Storage Room

2'8" x 4'6" approx. (0.82 x 1.39 approx.)

Storage Space & Under stairs cupboard



## Stairs & Landing

Window to side, loft access, storage cupboard housing boiler (IDEAL)

## Bedroom One

8'7" x 18'6" approx. (2.63 x 5.66 approx.)

Two windows to front, laminate flooring, radiator, storage cupboard



## Bedroom Two

9'2" x 11'4" approx. (2.810 x 3.46 approx.)

Window to rear, radiator, laminate flooring, fitted wardrobes.

## Bathroom

8'9" x 9'1" approx. (2.67 x 2.77 approx.)

Fitted with W/C, hand wash basin in storage cabinets, panelled bath with shower over, tiled walls, vinyl flooring, window to rear.



## External

To the front - Drive way with courtyard garden.

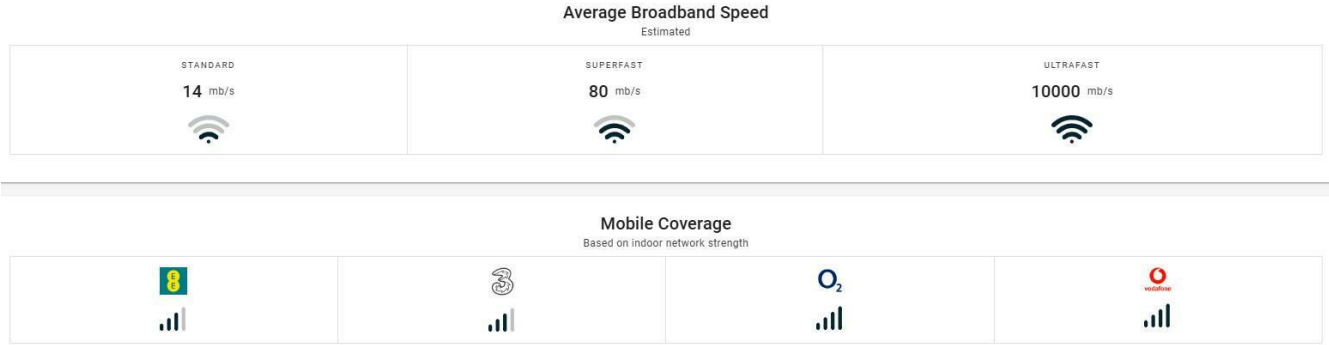
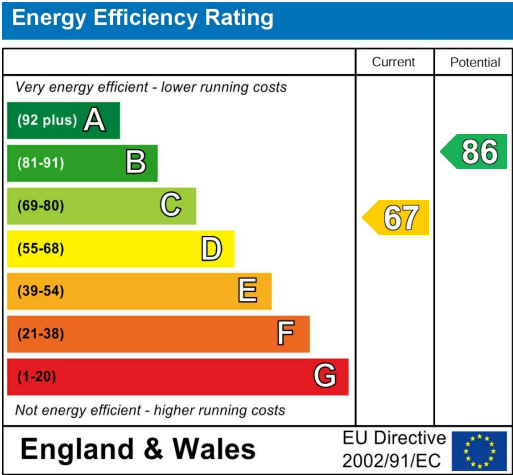
To the rear - Side access to enclosed tiered garden.



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



- Semi-Detached Property
- Two Bedrooms
- Driveway
- Enclosed Garden with Side Access
- Mains Gas Electric, Water & Drainage
- EPC - D
- Approx - 73m2
- Council Tax - B ( March 2025 )
- No Chain
- 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 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.