



1 St. Margarets Drive, Llanelli, SA15 4EW  
£269,995

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Davies Craddock Estates are pleased to present this charming three bedroom semi-detached property on St Margaret's Drive, Llanelli.

Set back from the road, with enclosed front and rear gardens, this well presented property offers a a cosy living room with kitchen diner on the ground floor with three bedrooms and family bathroom on the first. The rear garden with its elevated patio areas presents beautiful far reaching views over the town and Llanelli Beach.

The property is situated with quick and easy access to local schools, Llanelli Town Centre and all other associated amenities.

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

#### **Entrance Porch**

**6'7" x 3'10" approx. (2.01m x 1.17m approx. )**

Tiled flooring, windows to side and rear, door into;

#### **Hallway**

Wooden flooring, radiator, stairs to first floor, understairs storage cupboard with window to side.

#### **Kitcehn/Diner**

**10'1" x 21'10" approx. (3.08 x 6.67 approx.)**

Fitted with base units with worktop over, sink and drainer, double oven, gas hob with extractor hood over, space for fridge/freezer and washing machine, radiator, spot lights, wooden flooring, window to rear, double doors to rear.







## Living Room

13'11" x 11'10" approx. (4.24m x 3.61m approx.)

Log burning stove, alcove storage units, window to front, radiator, wooden flooring.

## Landing

Loft access, window to side.

## Bedroom One

12'7" x 10'5" approx. (3.85 x 3.19 approx.)

Fitted wardrobes, window to rear, radiator.



## Bedroom Two

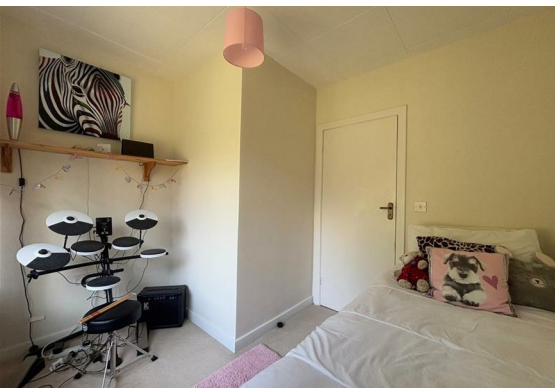
12'6" x 11'9" approx. (3.83 x 3.59 approx.)

Window to front, radiator.

## Bedroom Three

8'5" x 9'8" approx. (max) (2.58 x 2.97 approx. (max))

Window to front, radiator.



## Bathroom

6'6" x 8'10" approx. (1.98m x 2.69m approx.)

Fitted with W/C, hand wash basin, panelled bath, shower cubicle, heated towel rack, storage cupboard, wooden flooring, spot lights.

## External

Enclosed front laid to lawn garden, access through pedestrian gate, pathway and steps down to property.

Enclosed rear tiered garden with mature trees and shrubs, patio area, rear and side access. Outbuilding 2.38m x 1.94m approx. (one side used for storage, one side outside W/C)

## Garage

11'4" x 15'11" approx. (3.46 x 4.87 approx.)

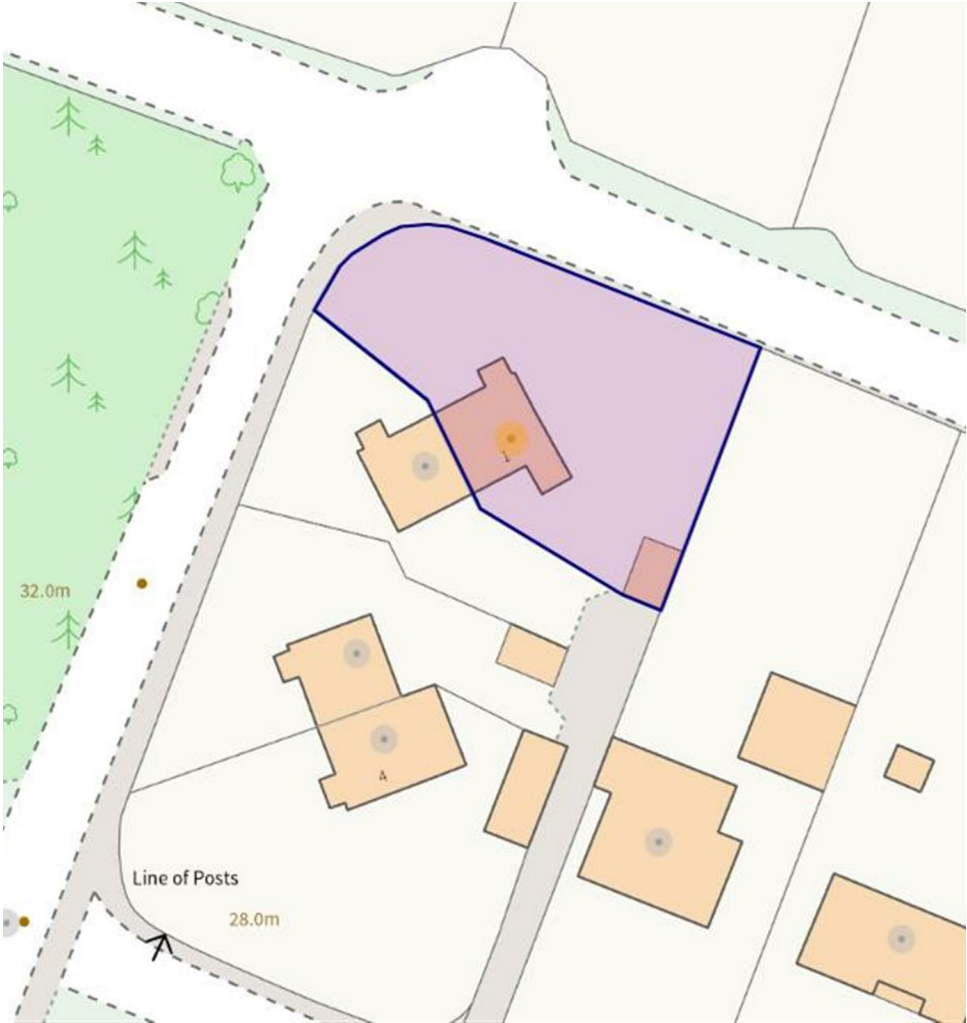
Electric roller door, window to side and rear, door to side.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



- Semi-Detached Property
- Three Bedrooms
- Enclosed Front and Rear Gardens
- Garage
- Rear Access Via Private Road
- Council Tax - D (March 2025)
- EPC - D Approx 96m2
- Mains Gas, Electric, Water & Drainage
- 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.