



43 Tirgof, Llanelli, SA14 8TR
£129,995

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Davies Craddock Estates are pleased to present for sale this three bedroom semi-detached property set in the cul-de-sac location of Tirgof, Llangennech.

The property is in need of updating, but shows lots of potential boasting an open hallway followed by two reception rooms and kitchen on the ground floor with three bedrooms and bathroom on the first. Externally, there is a spacious enclosed rear garden laid to lawn with mature trees and shrubs with side gated access.

Close to the M4 Corridor, local shops and the local school, with no onward chain, early viewing is essential to see what this property has to offer.

Briefly comprising of;

Entrance

Door into;

Hallway

Storage cupboard, radiator, stair to first floor. Door into;

Living Room

13'9" x 12'3" approx. (4.21 x 3.75 approx.)

Window to front, radiator, fireplace surround. Double doors into;

Dining Room

8'9" x 10'4" approx. (2.67 x 3.15 approx.)

Window to rear, radiator. Door into;





Kitchen

10'4" x 8'7" approx. (3.16 x 2.64 approx.)

Fitted with wall and base units with worktop over, sink and drainer, space for washing machine, fridge/freezer and oven/cooker. Window to rear, door to side.

Landing

Loft access, window to side.

Bedroom One

13'4" x 11'11" approx. (4.08 x 3.639

approx.)

Window to front, radiator, two storage cupboards (one housing boiler - Worcester)

Bedroom Two

13'5" x 8'7" approx. (4.11 x 2.64 approx.)

Window to rear, radiator, storage cupboard.

Bedroom Three

9'1" x 8'6" approx. (2.79 x 2.60 approx.)

Window to front, radiator, storage drawers.

Bathroom

5'10" x 7'1" approx. (1.78 x 2.17 approx.)

Fitted with W/C, hand wash basin, shower, radiator, window to rear, vinyl flooring, respatex style walls.

External

To the front - small garden laid to lawn with path.

To the rear - an enclosed garden with side gated access. Laid to lawn with mature trees and shrubs. Outbuilding

Outbuilding

11'10" x 5'6" approx. (3.61 x 1.70


approx.)

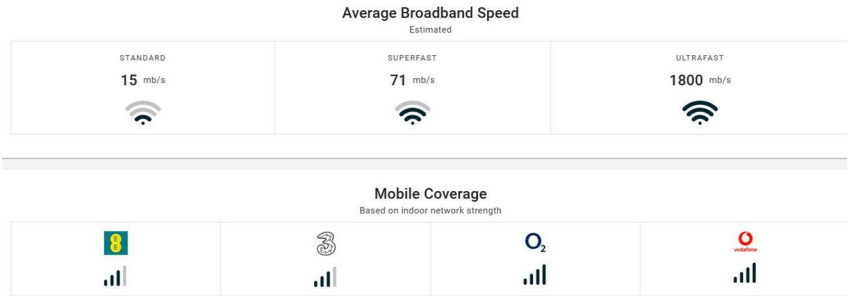


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi-Detached Property
- Three Bedrooms
- Enclosed Garden
- On Road Parking
- Mains Gas, Electric Water & Drainage
- Council Tax - B (April 2025)
- EPC - C
- Approx m2 - 79
- No Chain
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>75</div>	<div>87</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 firm's 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 along with any boundary plan, 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 in any instance.

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.