



51 Maes Y Glo, Llanelli, SA14 9QA
£299,950

 4  3  1  B



Davies Craddock Estates are pleased to present for sale this four bedroom detached property in Maes Y Glo, Llanelli.

Set in a convenient location, located between Bynea and Bryn, the property has excellent road links to the M4 and Trostre and Pemberton Retail Parks surrounded by all associated amenities and local schools.

This well presented modern home has a kitchen diner with separate utility, cloakroom and living room on the ground floor with family bathroom and four bedrooms to the first floor; with an ensuite complementing the master bedroom. Externally a well appointed low maintenance enclosed garden to the rear, with driveway and garage to the front.

Early viewing is essential to see what this property has to offer.

Briefly comprising of;

Entrance

Door into;

Hallway

Radiator, stairs to first floor.

Living Room

11'7" x 15'10" approx. (3.55 x 4.84

approx.)

Window to front, double doors to rear, laminate flooring, radiator.

Kitchen/Diner

16'11" x 10'4" approx. (5.16 x 3.15

approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor hood over, space for fridge & freezer & dishwasher, understairs pantry, vinyl flooring, window to rear, double doors to rear.

Utility

5'2" x 7'1" approx. (1.60 x 2.16 approx.)

Fitted with wall unit with worktop, space for washing machine and tumble dryer. Boiler (IDEAL) door to side. Door into;;





Cloakroom

2'10" x 5'2" approx. (0.87 x 1.60 approx.)

Fitted with W/C, hand wash basin, vinyl flooring, window to rear.

Landing

Loft access, storage cupboard.

Bedroom One

13'2" x 14'6" approx. (max) (4.03 x 4.42 approx. (max))

Window to front, radiator, fitted wardrobes, storage cupboard, door into;

Ensuite

6'0" x 7'0" approx. (max) (1.85 x 2.15 approx. (max))

Fitted with W/C, hand wash basin, shower cubicle, heated towel rack, window to side, vinyl flooring.

Bedroom Two

9'3" x 12'4" approx. (2.84 x 3.76 approx.)

Window to front, radiator.



Bedroom Three

9'3" x 9'6" approx. (2.84 x 2.92 approx.)

Window to rear, radiator.

Bedroom Four

7'3" x 9'7" approx. (2.22 x 2.94 approx.)

Window to rear, radiator.

Bathroom

6'3" x 6'11" approx. (1.93 x 2.13 approx.)

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

External

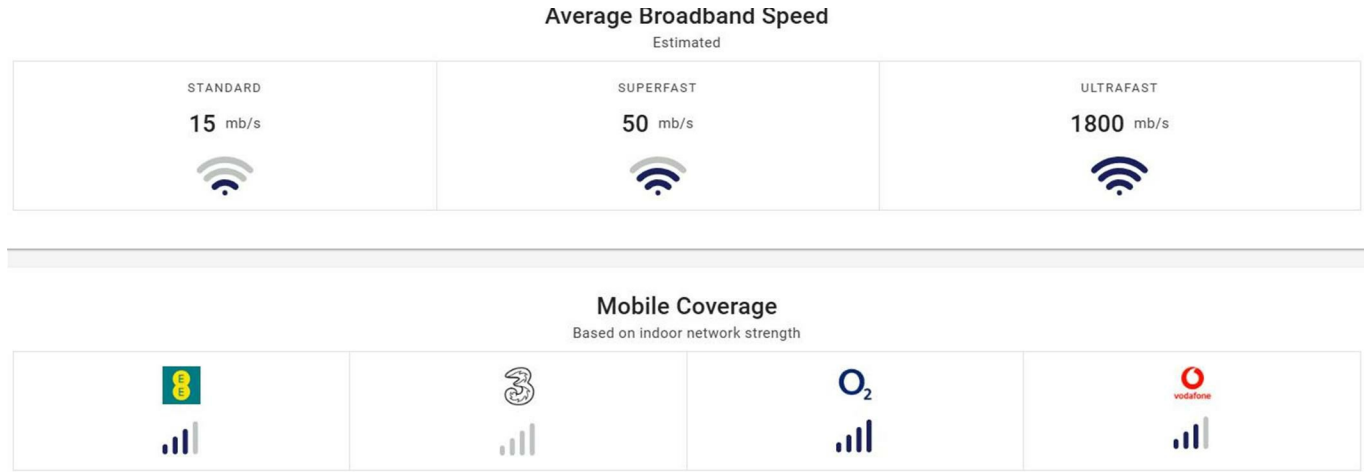
To the front, drive way and integral garage. To the rear, enclosed garden with artificial grass and paved areas, raised paved area with wooden gazebo and summer house. Side gated access.

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



- Detached Property
- Four Bedrooms
- Enclosed Graden
- Driveway & Garage
- EPC - B
- Approx 102 m2
- Council Tax - E (April 2025)
- Mains Gas, Electric, Water & Drainage
- Site Mainanence Charge - £187.08pa (2025)
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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 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 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.

