



10 Capel Isaf Road, Llanelli, SA15 1QD  
£155,000

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Davies Craddock Estates are pleased to present for sale this three bedroom mid terrace property on Capel Isaf Road, Llanelli.

The property is well presented throughout and offers a spacious living room, kitchen diner and bathroom on the ground floor with three bedrooms on the first. Externally, a low maintenance courtyard garden with spacious garage for off road parking.

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 of;

### **Entrance Vestibule**

Laminate flooring, door into;

### **Hallway**

Laminate flooring, radiator, obscured window to side, stairs to first floor.

### **Living Room**

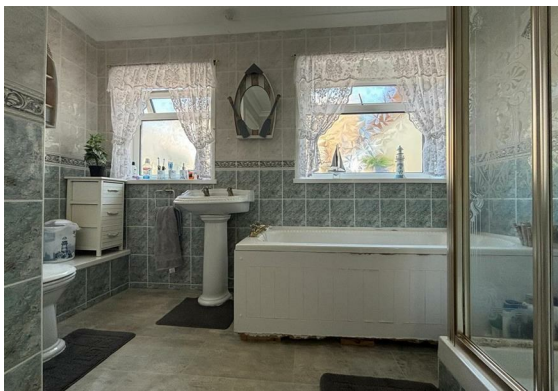
**13'2" x 24'11" approx. (max) (4.03 x 7.62 approx. (max))**

Bay window to front, window to rear, two radiators, electric fire.

### **Kitchen/Diner**

**24'5" x 10'8" approx. (7.46 x 3.26 approx. )**

Fitted with wall and base units with worktop over, oven and gas hob with extractor hood over, sink and drainer with mixer tap, space for washing machine, dish washer and fridge/freezer, tiled/laminate flooring, under stairs storage cupboard, window and door to side, door into;







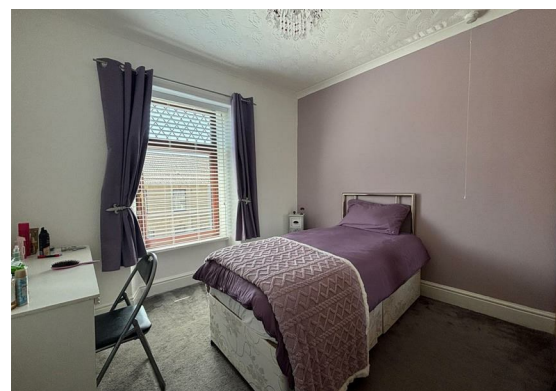
## Bathroom

7'9" x 12'1" approx. (max) (2.37 x 3.70 approx. (max))

Fitted with W/C, hand wash basin, panelled bath, shower cubicle, heated towel rack, airing cupboard housing boiler (VAILLANT) vinyl flooring, two windows to rear.

## Lean-to

Vinyl flooring, door to rear.



## Stairs/Landing

Window to rear, storage cupboard, loft access (boarded, not inspected)

## Bedroom One

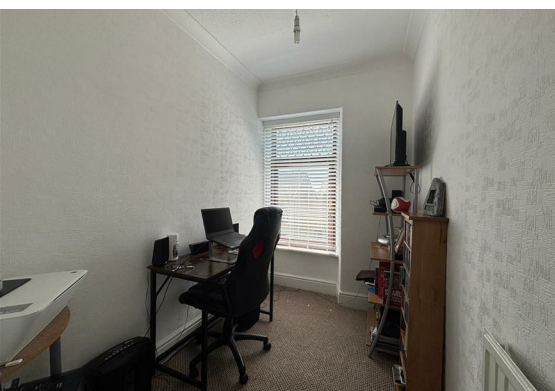
10'1" x 10'4" approx. (3.08 x 3.16 approx. )

Fitted wardrobes/storage, window to rear, radiator.

## Bedroom Two

11'6" x 10'0" approx. (3.52 x 3.06 approx. )

Window to front, radiator.



## Bedroom Three

8'3" x 5'10" approx. (2.51m x 1.78m approx.)

Window to front, radiator.

## External

Enclosed courtyard garden with garage.

## Garage

18'1" x 16'10" approx. (5.52 x 5.14 approx. )

Up and over door, window to front, electrics.

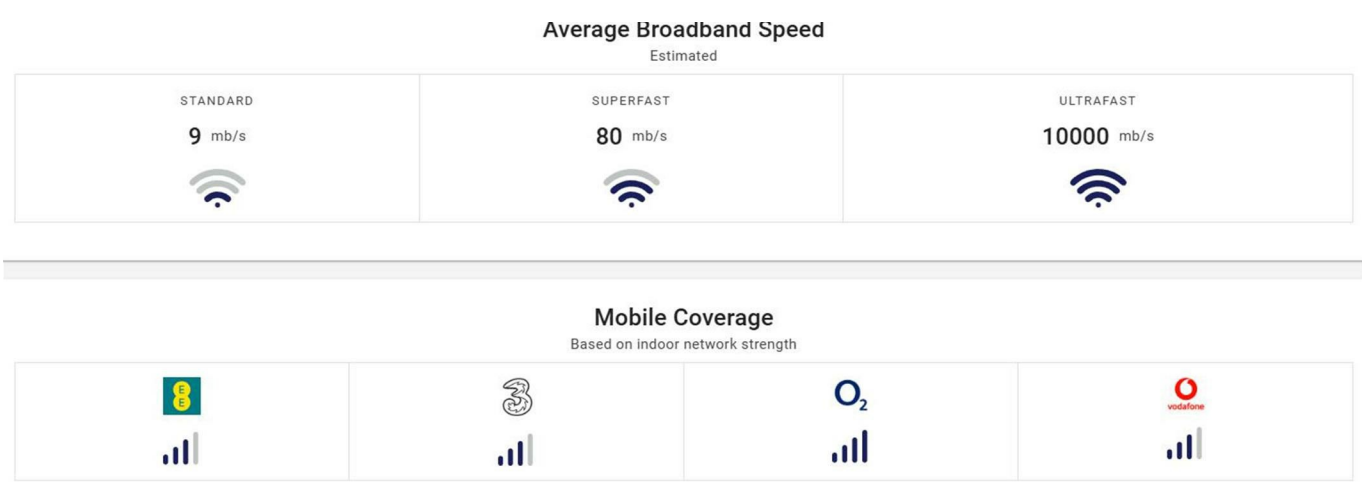
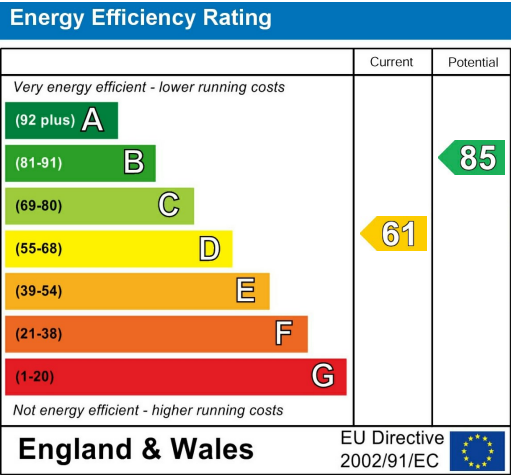




To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Mid Terrace Property
- Three Bedrooms
- Spacious Living, Kitchen and Diner
- Courtyard Garden
- Garage To Rear
- Mains Gas, Electric, Water & Drainage
- EPC - D 101M2
- Council Tax - B (June 2025)
- Freehold
- No Chain



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.