



78 Clos Y Gelli, Llanelli, SA14 9BB

£134,950

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Davies Craddock Estates are pleased to present this two bed mid terrace property in Clos Y Gelli, Llanelli.

In a quiet, desirable cul-de-sac, ideally situated within clos proximity to Parc Trostre and Parc Pemberton retail parks and other associated amenities. The property also benefits from close access to the M4 Motorway & A4138 main road making it ideal for commuters.

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

Briefly comprising of;

### **Entrance Vestibule**

Enter via double doors, door into;

### **Living Room**

14'4" x 12'4" approx. (max) (4.39 x 3.77 approx. (max))

Window to front, gas fire. radiator, stairs to first floor.

### **Kitchen**

8'10" x 12'0" approx. (2.71 x 3.66 approx. )

Fitted with wall and base units with worktop over, breakfast bar, oven and gas hob with extractor hood over, wall mounted boiler (IDEAL) Space for fridge/freezer, and washing machine, sink and drainer with mixer tap, tiled splash backs, vinyl flooring, window and door to rear.





### **Landing**

Loft access

### **Bedroom One**

12'0" x 12'5" approx. (max) (3.66 x 3.79 approx. (max))

Window to front, radiator, storage cupboard.

### **Bedroom Two**

6'10" x 13'0" approx. (2.10 x 3.98 approx.)

Window to rear, radiator.

### **Bathroom**

8'1" x 4'10" approx. (2.48 x 1.49 approx.)

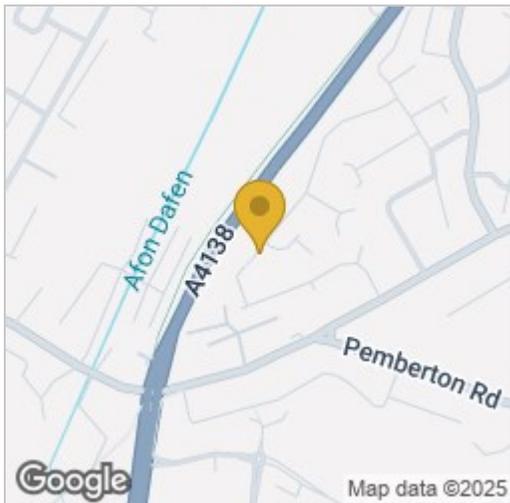
Fitted with W/C, hand wash basin, panelled bath with shower over, vinyl flooring, radiator, window to rear, extractor fan.

### **External**

Driveway. Enclosed rear tiered garden with patio areas and mature trees.



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



- Terraced Property
- Two Bedrooms
- Enclosed Garden
- Driveway
- Mains Gas, Electric, Water & Drainage
- EPC - C
- Approx. 67m<sup>2</sup>
- Council Tax - B (June 2025)
- No Chain
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>86</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

We'd love to hear what you think!  
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 A REVIEW**



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 Reviews ★★★★★

