



112 Hendre Park, Llanelli, SA14 8UR
£330,000

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Davies Craddock Estates are pleased to present for sale this Three Bedroom Detached property nestled in Hendre Park, Llangennech.

This property, set on a generous plot offers a welcoming hallway with cloakroom, two spacious reception rooms, conservatory and well appointed kitchen on the ground floor followed by three double bedrooms and family bathroom on the first. Externally, a driveway to the front leading to an integral garage. To the rear a tiered landscaped garden with far reaching views, surround by mature trees and shrubs. This property offers a cellar with full electrics, plumbed workspace and cloakroom.

This property boasts a highly convenient location, offering quick and easy access to the M4 and just a short drive to Trostre and Pemberton Retail Parks, ensuring all your everyday essentials and associated amenities are within easy reach.

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

Briefly comprising of;

Entrance

Door into;

Hallway

Laminate flooring, radiator, stairs to first floor.

Cloakroom

5'5" x 4'9" approx. (1.67 x 1.47 approx.)

Fitted with w/c, hand wash basin, radiator, extractor fan, part tiled walls, tiled flooring.

Reception One

11'10" x 19'11" approx. (3.63 x 6.09 approx.)

Two ceiling to floor windows to front, obscure glass window to rear, two radiators, fire and stone fire surround.

Reception Two

10'5" x 22'10" approx. (3.19 x 6.96 approx.)

Obscure glass window to front, radiator, double doors into;

Conservatory

9'0" x 9'11"(max) (2.75 x 3.03(max))

Vinyl flooring, door to garden.





Kitchen

13'6" x 14'7" approx. (max) (4.14 x 4.45 approx. (max))

Fitted with wall and base units with worktop over, breakfast bar, oven and hob with extractor hood over, integrated dishwasher, sink and drainer with mixer tap, radiator, window to rear, door opening leading to kitchen extension with wall and base units, housing boiler (WORCESTER) space for fridge freezer, laminate flooring throughout.

Landing

Loft access

Bedroom One

13'4" x 16'3" approx. (4.07 x 4.97 approx.)

Walk in wardrobe, window to front, radiator.

Bedroom Two

13'11" x 12'0" approx. (4.26 x 3.67 approx.)

Storage cupboard, window to front, radiator.

Bedroom Three

13'10" x 12'0" approx. (4.24 x 3.67 approx.)

Fitted wardrobes, window to rear, radiator.



External

To the front, side lawn garden with driveway leading to garage. To the rear - an enclosed tiered garden with spacious patio area, steps down to lawn area surrounded by mature trees and shrubs leading to access for cellar/basement.

Garage/Workshop

9'10" x 20'8" approx. (3.00 x 6.31 approx.)

Electric roller door, gas, meter, space for washing machine and tumble dryer. Fitted with wall and base unites with worktop over, window and door to rear.

Cellar/Basement

15'8" x 20'0" approx. (max) (4.79 x 6.12 approx. (max))

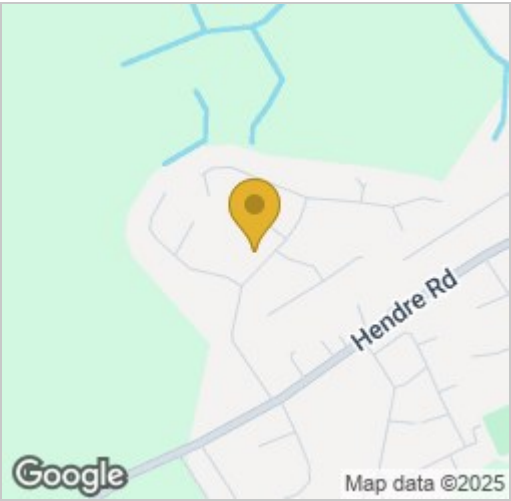
Fitted with base units with worktop over, sink and drainer, radiator, window and door to side, door into

Cloakroom

4'7" x 4'6" approx. (1.40 x 1.39 approx.)

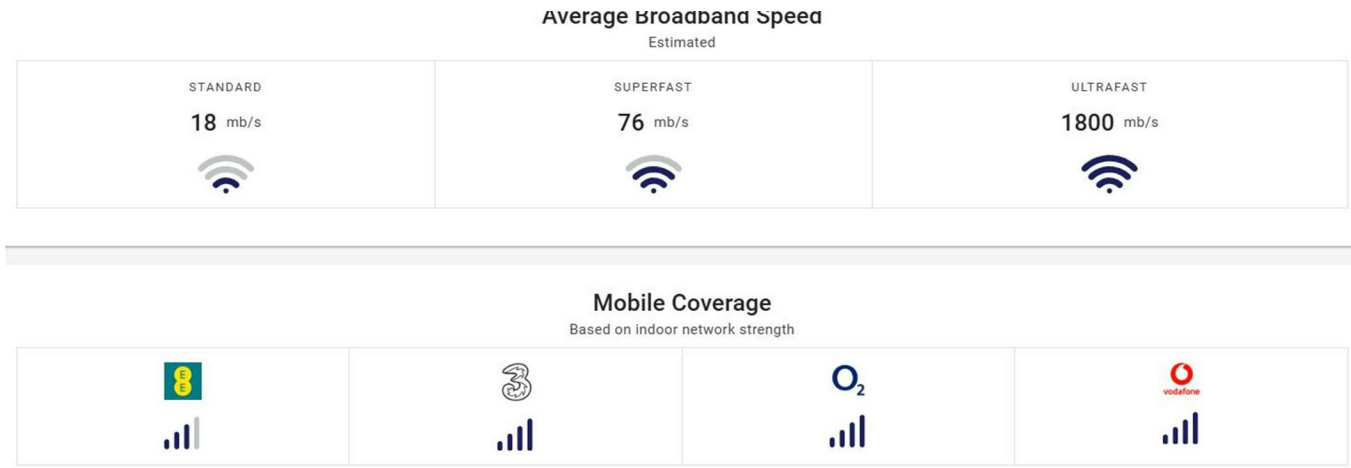
Fitted with w/c and hand wash basin.

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



- Detached Property
- Three Bedrooms
- Garage & Driveway
- Cellar/Basement Space
- Enclosed Tiered Garden With Side Gated Access
- Mains Gas, Electric, Water & Drainage
- EPC - D 151m2 approx. (Floorplan Available)
- Council Tax - E (June 2025)
- Freehold
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(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	



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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