



86 Pembrey Road, Llanelli, SA15 3BP
£159,995

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Davies Craddock Estates are pleased to present for sale this three bedroom mid terraced property situated in Pembrey Road, Llanelli.

Conveniently situated with easy access to local schools, Llanelli Town Centre and all it's associated amenities and just a stones throw away from the ever popular Sandy Water park and Llanelli Beach.

This newly decorated property offers a spacious living room, kitchen and bathroom on the ground floor followed by three bedrooms on the first. Externally, an enclosed garden with garage to the rear with space for one car.

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

Entrance Vestibule

3'10" x 4'8" approx. (1.18 x 1.43 approx.)

Vinyl flooring, tiled walls, door into;

Hallway

Laminate flooring, radiator, stairs to first floor.

Living Room

22'5" x 13'0" approx. (max) (6.84 x 3.98 approx. (max))

Window to front and rear, radiator, two storage cupboards (housing meters) fitted alcove shelving.

Kitchen

16'0" x 10'2" approx. (max) (4.89 x 3.11 approx. (max))

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and hob with extractor hood over, tiled splash backs space for fridge/freezer, under stairs storage cupboard, laminate flooring, window to side, spot lights.





Inner hallway

Vinyl flooring, door to side, door into;

Bathroom

6'9" x 11'9" approx. (max) (2.07 x 3.60 approx. (max))

Fitted with WC, hand wash basin, panelled bath with shower over, part tiled walls, vinyl flooring, built in shelving, window to rear.



Storage room

2'5" x 3'9" approx. (0.75 x 1.15 approx.)

Plumbing with space for washing machine.

Landing

Split level, loft access.

Bedroom One

12'6" x 15'8" approx. (3.82 x 4.80 approx.)

Two windows to front, radiator.



Bedroom Two

10'4" x 10'3" approx. (3.15 x 3.13 approx.)

Window to rear, radiator, storage cupboard.

Bedroom Three

13'2" x 9'9" approx. (max) (4.02 x 2.99 approx. (max))

Window to rear and side, radiator, storage cupboard (housing boiler - WORCESTER)



External

Enclosed patio garden with rear lane access, garage.

Garage

15'2" x 15'5" approx. (4.64 x 4.70 approx.)

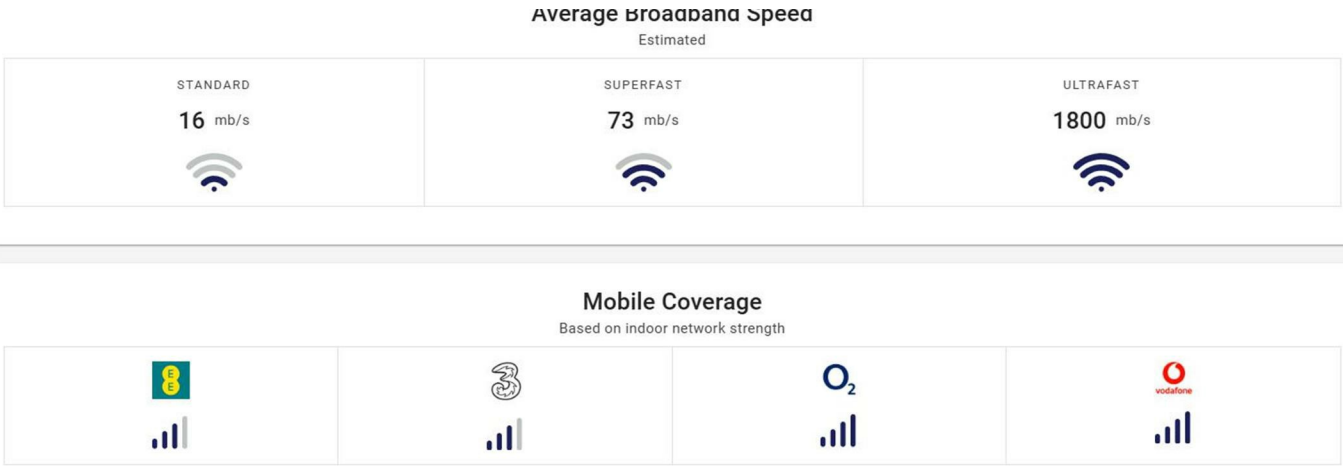
Up and over door.

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
- Recently Decorated Throughout
- Enclosed Garden
- Garage To Rear
- Mains Gas, Electric, Water & Drainage
- EPC - D Approx. 102m2 (Floorplan Available)
- Council Tax - B (June 2025)
- Freehold
- No Chain

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

We'd love to hear what you think!

LEAVE US
A REVIEW



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Reviews ★★★★★

