



17 Stepney Road, Llanelli, SA15 4AA
£195,000

 3  2  2  D



Davies Craddock Estates are pleased to present for sale this three bedroom property on Stepney Road, Pwll.

Perfectly situated between the bustling towns of Llanelli and Burry Port, you'll have the beach on your doorstep and a wealth of amenities — from shops and schools to restaurants and local businesses — just a short drive away.

The property offers two reception rooms, kitchen, lean-to and bathroom on the ground floor, followed by three bedrooms and w/c on the first. Externally, the property boasts a driveway and garage for offroad parking. To the rear, and enclosed garden surround by mature trees and shrubs with outbuildings.

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

Comprising of;

Entrance

Door into:

Hallway

Stairs to first floor, radiator, laminate flooring.

Reception One

13'6" x 10'4" approx (4.13m x 3.16m

approx)

Window to fore, radiator.



Reception two

12'5" x 12'7" approx (3.80m x 3.86m

approx)

Window to rear, under stairs storage cupboard, radiator.



Kitchen

8'9" x 7'11" approx (2.68m x 2.43m

approx)

Fitted with wall and base units with worktop over, space for cooker, washing machine and fridge freezer, sink and drainer with mixer tap, window to side, tiled flooring.



Lean-To

7'7" x 7'2" approx. (2.33 x 2.20 approx.)

Tiled flooring, windows to side, front and rear, door to garden.



Bathroom

8'10" x 5'6" approx. (2.70 x 1.69 approx.)

Fitted with wash hand basin, panelled bath with shower over, storage cupboard housing boiler, radiator, window to side, fully tiled walls,



First Floor Landing

Window to rear; loft access.

Bedroom One

12'9" x 10'7" approx (3.91m x 3.23m approx)

Window to fore, radiator.

Bedroom Two

10'11" x 10'11" approx (3.33m x 3.35m approx)

Window to rear; radiator.

Bedroom Three

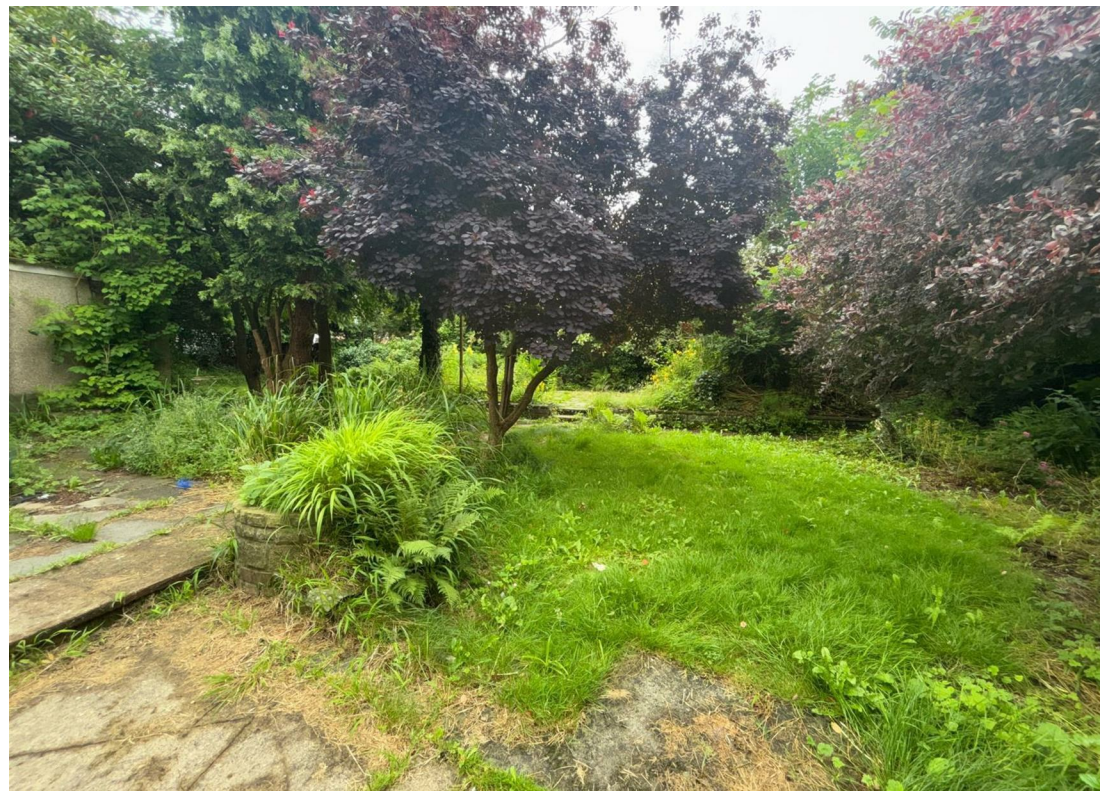
9'6" x 5'8" approx (2.90m x 1.75m approx)

Window to fore, radiator.

W/C

5'10" x 2'11" approx. (1.79 x 0.90 approx.)

Fitted with W/C, wall mounted wash hand basin, window to rear,



External

Enclosed garden, mostly laid to lawn with patio area, shrubs and mature trees, garage and outbuildings.

Garage

16'3" x 9'8" (4.97 x 2.97)

Timber Bi-fold doors to front, window to side.

Outbuilding One

8'10" x 7'3" approx. (2.70 x 2.23 approx.)

Outbuilding Two

4'9" x 31'7" approx. (1.46 x 9.64 approx.)

Two rooms

Outbuilding Three

10'3" x 9'6" approx. (3.14 x 2.9 approx.)

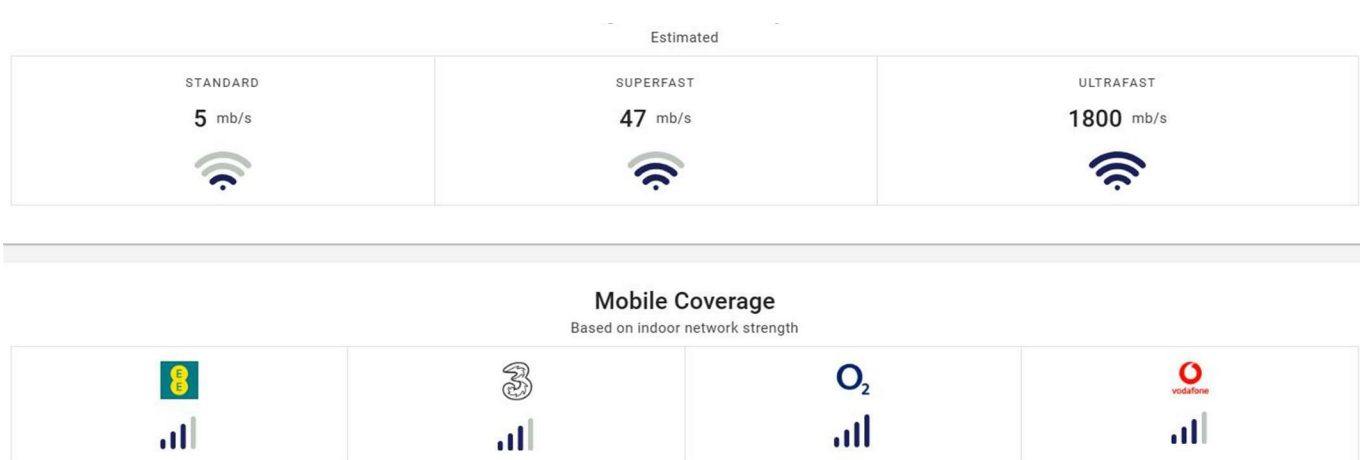


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi Detached Property
- Three Bedrooms
- Driveway & Garage
- Enclosed Garden
- Outbuildings
- Mains Gas, Electric, Water & Drainage
- EPC D - Approx. 79m2 (Floorplan available)
- Council Tax - C (June 2025)
- Freehold
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(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



SCAN ME
Google
Reviews ★★★★★

