



7 Tunnel Road, Llanelli, SA15 1LE
£180,000

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Davies Craddock Estates are delighted to present for sale this unique opportunity to purchase 7 Tunnel Road, Llanelli, and imposing three bedroom end terraced home lovingly renovated throughout.

With no onward chain, you are invited into the property via a welcoming hallway with doors leading to a grand reception room with patio doors leading out and into an enclosed garden. The next door leads to spacious and well designed open plan kitchen and dining room with a further door leading to a utility room and ground floor w.c. with convenient access to the rear garden via the rear vestibule. To the first floor there are three generous bedrooms with tastefully appointed bathroom. Externally the property boasts an enclosed side and rear garden with off road parking in the form of a garage and a gated courtyard garden upon entrance to the home.

Viewing is essential to appreciate all that this lovely home has to offer, fully comprising:

Entrance

Door into:

Hallway

Stairs to first floor, laminate flooring, radiator.

Lounge

12'5" x 12'3" approx (3.80 x 3.75 approx)

French doors to side, laminate flooring, radiator.

Kitchen Diner

25'5" x 16'0" approx (7.76 x 4.90 approx)

Box bay window to fore window to rear, half laminate and half tiled flooring, feature fire place, wall and base units with worktop over, electric hob and oven with extractor fan over, sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer, under stairs storage cupboard, two radiators, door into:





Utility Room

7'1" x 6'0" approx (2.18 x 1.84 approx)

Window and door to rear, tiled flooring, space for washing and tumble dryer, radiator door into:

Cloakroom

Window to side, tiled flooring, W/C, wash hand basin set in vanity unit, radiator.

First Floor Landing

Loft access.

Bedroom One

13'3" x 12'6" approx (4.04 x 3.82 approx)

Window to fore, built in wardrobes, radiator.

Bedroom Two

12'0" x 9'4" approx (3.66 x 2.87 approx)

Windows to side fore and side, radiator.

Bedroom Three

11'10" x 9'3" approx (3.63 x 2.84 approx)

Two windows to rear, storage cupboard housing boiler, radiator.



Bathroom

9'11" x 5'6" approx (3.03 x 1.69 approx)

Window to rear, tiled flooring, fully tiled walls, W/C, wash hand basin set in vanity unit, bath with shower over, two towel heaters.

Externally

Enclosed rear and side garden, garage

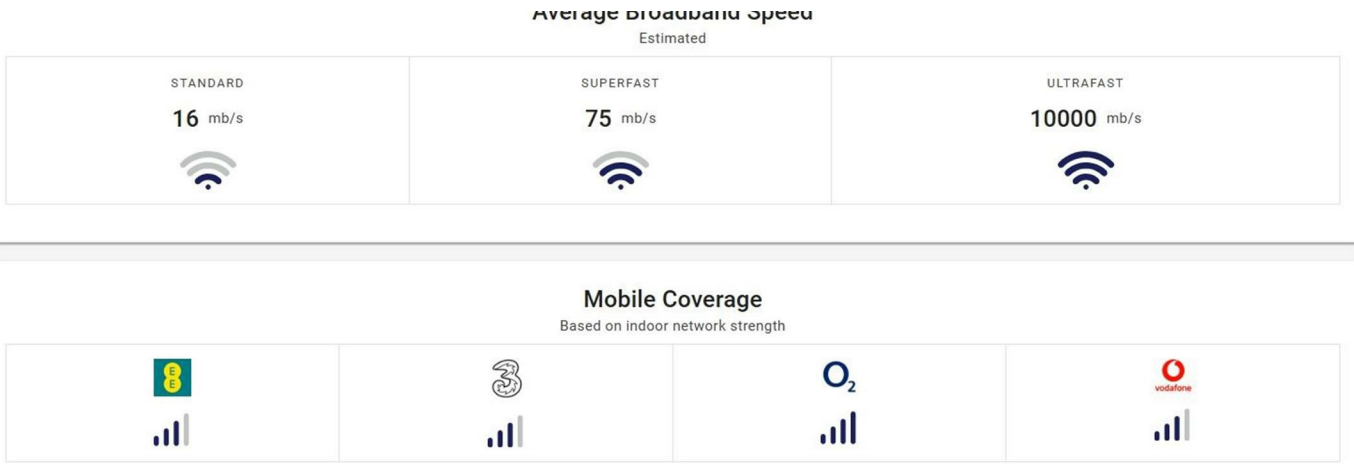


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Three Bedroom End Terraced Home
- Freehold
- Council Tax Band - B (August 2025)
- Mains Gas, Water, Electricity & Drainage
- Open Plan Kitchen & Dining Area
- Utility Room
- Garage
- EPC - D - Approx 111m2
- Tastefully Modernised Throughout With No Onward Chain
- Viewing Absolutely Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	84
(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!

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A REVIEW



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