



38 Rhes Brickyard Row, Llanelli, SA15 2EN
£305,000

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Davies Craddock Estates are pleased to present for sale this charming, semi-detached townhouse, ideally located in the desirable area of Machynys.

Spanning three floors, the ground floor features a well-appointed kitchen, a convenient cloakroom, and a living room with direct access to the rear garden. The first floor offers three bedrooms and a family bathroom, while the top floor is dedicated to the master bedroom, complete with an en-suite shower room.

Externally, the property benefits from a driveway with space for two cars, leading to a garage that has been partially converted to provide both storage and an additional versatile room —perfect as a home office or playroom. The enclosed rear garden is perfect for outdoor living, offering a lawn, a patio, and a decked area, along with a wooden shed.

Located just moments from Llanelli Beach and the popular Millennium Coastal Path, this home offers a fantastic lifestyle opportunity. For golf enthusiasts, the property is a mere stone's throw from the prestigious Machynys Golf Course.

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

Entrance Hallway

Laminate flooring, radiator, stairs to first floor, under stairs storage cupboard.

Cloakroom

5'8" x 3'0" approx. (1.73 x 0.92 approx.)

Fitted with W/C, hand wash basin, part tiled walls, tiled flooring, radiator, extractor fan.

Kitchen/Diner

9'3" x 14'11" approx. (2.84 x 4.56 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor hood over, space for fridge/freezer and washing machine, tiled splash backs, tiled flooring, bay window to front, window to side, spot lights, radiator.

Living Room

16'2" x 11'8" approx. (max) (4.93 x 3.57 approx. (max))

Laminate flooring, window to rear, French doors to rear.

Landing

Stairs to second floor, two storage cupboards.





Bedroom Two

13'4" x 9'3" 10'11" approx. (max) (4.08 x 2.84 3.33 approx. (max))

Window to front, radiator.

Bedroom Three

12'8" x 9'3" approx (max) (3.86m x 2.82m approx (max))

Window to rear, radiator.



Bedroom Four

6'6" x 7'6" approx. (2.00 x 2.31 approx.)

Window to rear, radiator.

Bathroom

Fitted with W/C, hand wash basin, panelled bath with shower over, glass shower screen, radiator, part tiled walls, tiled flooring, window to front.

Master Bedroom

20'9" x 12'8" approx. (max) (6.34 x 3.88

approx. (max))

Velux window to rear, window to front, two radiators, laminate flooring, door into;



En-Suite

9'4" x 8'1" approx. (max) (2.87 x 2.48

approx. (max))

Fitted with W/C, hand wash basin, shower cubicle, tiled flooring, part tiled walls, radiator, window to rear.

External

Driveway to side with gated access to enclosed rear garden with lawn, patio and decked areas, with wooden shed

Garage

Split into two - Garage 3.30 x 3.22 approx. - Up and over door, electrics.

Garage Room - 2.91 x 2.64 approx. - Converted into room with full electrics, electric fire.

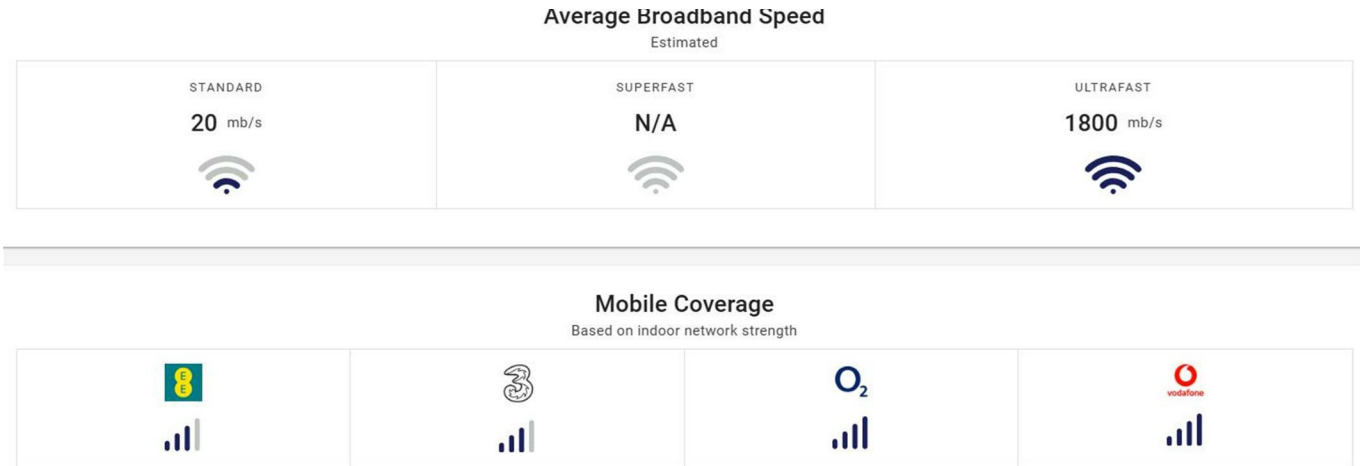


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi Detached Town House
- Four Bedrooms
- Enclosed Garden
- Driveway
- Part Garage Conversion
- Mains Gas, Electric, Water & Drainage
- EPC - B
- Council Tax - D (Sept 25)
- Freehold
- Grounds Maintenance -£173 approx. p/a

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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