



14 Afon Road, Llanelli, SA14 8TS
£185,000

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Davies Craddock Estates are pleased to present for sale this deceptively spacious mid-terrace property, ideally situated on Afon Road in the sought-after village of Llangennech.

This home is in need of modernisation and updating, but offers a blank canvas with fantastic potential to create a wonderful family home.

The ground floor features an inviting living room that flows into the large open-plan kitchen/dining/living area—a generous space that is ready to be transformed into the heart of the home. This area opens further into a conservatory, providing a lovely space to enjoy views of the garden. Upstairs, the property offers three well-proportioned bedrooms and the family bathroom.

A true highlight of this property is the exceptional outdoor space and facilities. The long, generous rear garden is a real asset, offering attractive patio area which leads onto well-maintained lawn areas. There is also a small, versatile outbuilding currently split into three rooms, including one with a WC and another used for storage.

The rear of the garden holds the property's most remarkable feature. Double gates provide access to valuable off-road parking and a substantial oversized garage. This structure is complete with a car inspection pit and two sets of double doors. With the correct planning permissions, this incredible space offers huge potential for a small business, workshop, or serious hobbyist, making this a truly unique opportunity.

With no onward chain, this property must be viewed to fully appreciate the size, the potential for updating, and the exceptional outdoor amenities on offer.

Comprising :

Entrance Vestibule

Obscure glass window to side, door into;

Living Room

24'0" x 12'5" approx. (max) (7.32 x 3.80 approx. (max))

Window to front, two radiators, fire surround with space for fire, double obscure glass doors into;

Kitchen/Dining/Living

26'8" x 12'5" approx. (max) (8.15 x 3.80 approx. (max))

Kitchen fitted with wall and base units with worktop over, sink and drainer, oven and hob with extractor hood over, space for fridge/freezer and washing machine, tiled splash backs, laminate flooring, stairs to first floors, under stairs storage, gas fire and surround, window to rear, door into;

Conservatory

12'0" x 8'0" approx. (3.66 x 2.44 approx.)

Tiled flooring, French doors to rear leading to garden, door into;





Cloakroom

3'5" x 4'9" approx. (1.05 x 1.46 approx.)

Fitted with W/C, hand wash basin vanity unit, tiled flooring.

Landing

Velux window to side, radiator, airing cupboard with water tank.

Bedroom One

13'5" x 14'9" approx. (4.11 x 4.51 approx.)

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Window to front, radiator, loft access.

Bedroom Two

12'5" x 11'9" approx. (3.78m x 3.58m approx.)

approx.)

Window to rear radiator, fitted wardrobes/storage.

Bedroom Three

9'11" x 7'11" approx. (3.03 x 2.42 approx.)

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Window to rear (onto landing)

Bathroom

9'0" x 8'6" approx.(max) (2.75 x 2.60 approx.(max))

approx.(max))

Fitted with W/C, hand wash basin vanity unit, panelled bath, shower cubicle, heated towel rack, wall mounted mirror cabinet, vinyl flooring, velux window.

External

Spacious rear garden with patio area leading onto lawn areas with outbuilding. Leading to double gated rear access with parking and garage with car pit.

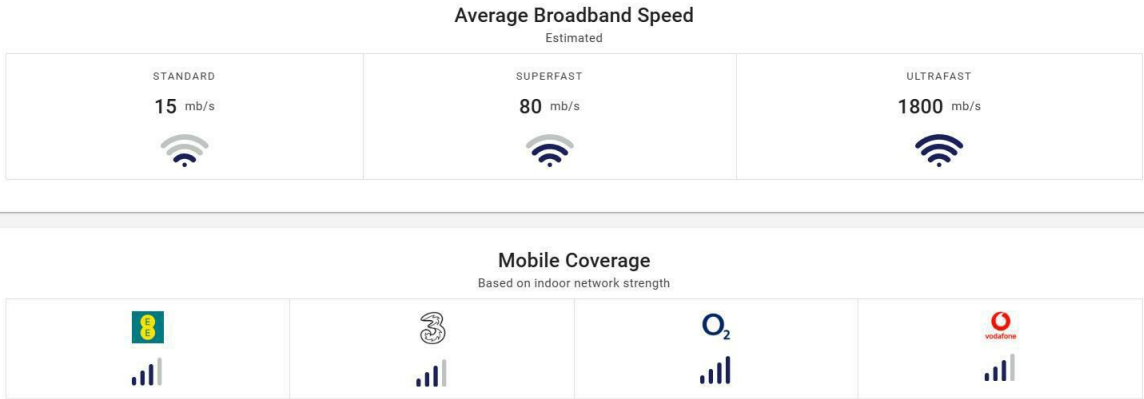


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Mid-Terrace Property
- Three Bedrooms
- Ample Off Road Parking To Rear
- Spacious Detached Garage With Inspection Pit
- Enclosed Garden With Outbuilding
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - B (SEPT 25)
- Freehold
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(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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