



21 Maes Yr Efail, Llanelli, SA14 8WD
£375,000



Davies Craddock Estates is delighted to present this beautifully appointed detached property set in the sought-after residential area of Maes Yr Efail, Llangennech.

Designed for modern family living, the spacious ground floor boasts a seamless flow from the welcoming hallway and cloakroom into a generous living space and dining room. This leads to a bright conservatory and an inviting kitchen/diner with double doors opening directly onto the rear garden. A separate utility room adds practicality.

Upstairs, the property features four well-proportioned bedrooms, including a master bedroom with a private ensuite, complemented by a contemporary family bathroom.

Externally, a driveway and integrated garage provide ample off-road parking. The enclosed rear garden, featuring both patio and lawn areas, offers far-reaching countryside views, creating a tranquil space for relaxing or entertaining.

The property offers quick, effortless access to the A4138 and the M4 motorway (Junction 48). Parc Trostre and Parc Pemberton retail parks, offering a vast array of shops, supermarkets, and eateries, are just a short drive away. The area benefits from a well-regarded local school, with access to highly-rated secondary options nearby, making it an ideal choice for families.

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

Entrance

Door into:

Hallway

Stairs to first floor, tiled flooring, under stairs storage cupboard, radiator.

Cloakroom

Fitted with tiled flooring, W/C, wash hand basin, heated towel rail, window to front

Living Room

18'0" x 11'1" approx. (5.50 x 3.40 approx.)

Bay window to front, window to side, feature fireplace with electric fire, radiator, opening to:

Dining Room

11'7" x 11'1" approx. (3.55 x 3.40 approx.)

French doors to rear, laminate flooring, radiator, door into:

Kitchen Diner

16'4" x 11'7" approx. (max) (5.00 x 3.55 approx. (max))

Fitted with wall and base units with worktop over, gas hob with extractor hood over, mid level double oven, sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer, window and double doors to rear, tiled flooring,





Utility Room
8'6" x 5'2" approx. (2.60 x 1.58 approx.)
Fitted with Wall and base units with worktop over, sink and drainer, space for washing machine and tumble dryer, tiled flooring, door to side.



Conservatory
11'3" x 12'0" approx. (max) (3.44 x 3.68 approx. (max))
Tiled flooring, radiator, door to side.

Landing
Loft access, storage cupboard.

Bedroom One
12'0" x 12'3" approx. (max) (3.68 x 3.74 approx. (max))
Window to front, radiator, door into

En-Suite
5'9" x 5'6" approx. (1.77 x 1.68 approx.)
Fitted with W/C, hand wash basin, shower cubicle, laminate flooring, part tiled walls, radiator, window to side.

Bedroom Two
9'7" x 10'7" approx. (max) (2.93 x 3.23 approx. (max))
Window to rear, walk in wardrobe, radiator.

Bedroom Three
8'7" x 8'4" approx. (2.64 x 2.56 approx.)
Window to rear, radiator.

Bedroom Four
6'9" x 8'1" approx. (2.07 x 2.47 approx.)
Window to front, radiator.

Bathroom
6'9" x 6'2" approx. (2.08 x 1.90 approx.)
Fitted with W/C, hand wash basin, panelled bath, radiator, tiled flooring, part tiled walls, extractor fan.

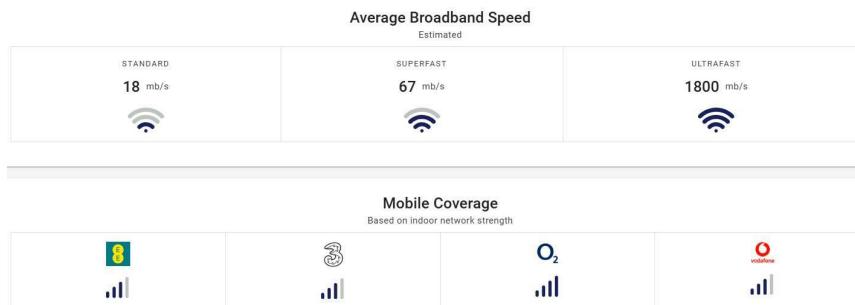
External
Front : Driveway leading to Garage.
Rear : Enclosed garden with patio and lawn area.

Garage
17'8" x 8'6" approx. (5.40 x 2.60 approx.)
Up and over door, electrics, lighting.

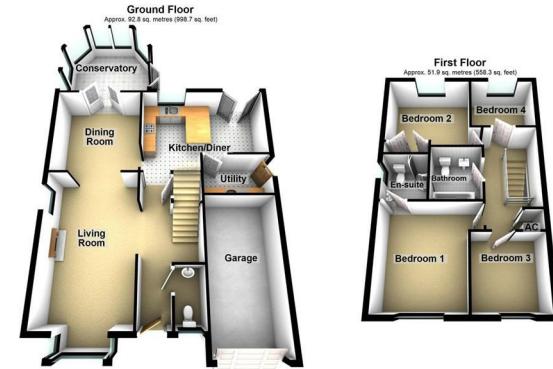




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



- Detached Property
- Four Bedrooms
- Master En-suite
- Driveway & Garage
- Enclosed Garden
- Mains Gas, Electric, Water & Drainage
- EPC - C
- Council Tax - E (December 2025)
- Freehold
- No Chain



Total area: approx. 144.7 sq. metres (1557.1 sq. feet)

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 firms 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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