



95 Denham Avenue, Llanelli, SA15 4DD

£249,995

 3  1  2  D

Davies Craddock are pleased to present for sale this Semi-Detached Dorma Bungalow set within the ever popular location of Denham Avenue, Llanelli. The property is set within walking distance of local schools and amenities, town centre and the Millennium Coastal Path.

The property is set back from the road, with a gated drive, leading to a detached garage. The front The property boasts a well maintained front lawn. Internally, the property comprises of Entrance Porch, Hallway, Two Reception Rooms, Kitchen and Three Bedrooms. To the rear, and enclosed garden with patio and pathway leading to large lawn with mature shrubs.

Early viewing is essential in order to appreciate the potential of this home.

Entrance Porch

Door into:

Hallway

Lounge

13'10" x 10'10" approx (4.22 x 3.32 approx)

Window to fore, feature fireplace, radiator.





Dining Room

15'3" x 10'10" approx (4.66 x 3.32 approx)
Patio doors to rear, stairs to first floor, radiator.

Kitchen

13'9" x 10'11" approx (4.20 x 3.33 approx)
Window to rear, door to side, laminate flooring, wall and base units with worktop over, space for cooker and under counter fridge, sink and drainer with mixer tap, storage cupboard housing boiler, radiator.

Bedroom One

10'1" x 9'5" approx (3.08 x 2.89 approx)
Window to fore, fitted wardrobes, radiator.

Bathroom

7'2" x 5'7" approx (2.19 x 1.72 approx)
Window to side, part tiled floor, fully tiled walls, W/C, bath, wash hand basin set in vanity unit, radiator.

First Floor Landing

Bedroom Two

12'3" x 9'11" approx (3.74 x 3.03 approx)
Window to fore, built in wardrobes, radiator.

Bedroom Three

10'9" x 8'11" approx (3.30 x 2.72 approx)
Window to rear, built in wardrobes, radiator.

Externally

Enclosed rear garden with mature trees and shrubs, lawned areas, paved patio area.
Driveway to side of property leading to garage.



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



- Detached Domer Bungalow
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Mains Gas, Electric, Water & Drainage
- Council Tax-D
- Garage & Off Road Parking
- EPC-D
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(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 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, 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. 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.