



30 Glenalla Road, Llanelli, SA15 1EG  
£285,000

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Davies Craddock Estates are pleased to present for sale this beautifully presented end-terrace property on Glenalla Road, Llanelli.

Upon entering, a welcoming hallway, thoughtfully preserving some original features, leads to a spacious living room. A charming bay window fills this room with an abundance of natural light. This flows seamlessly into the dining room, which also boasts original character, before leading to the newly fitted and well-appointed kitchen.

The first floor offers three tastefully decorated double bedrooms and a family bathroom, all benefiting from ample natural light. A further staircase ascends to the versatile fourth bedroom on the second floor.

Externally, the property benefits from a low-maintenance tiered garden with both patio and lawn areas. To the front, a gated courtyard provides an attractive approach. Conveniently situated, the property offers easy access to the town centre, local schools, and a host of associated amenities.

**Entrance Vestibule**

Original tiled flooring, composite door to the fore with over lighter, feature glass paned door to:

**Hallway**

Wooden effect laminate flooring, radiator, original features, radiator, stairs to first floor, door into

**Living Room**

**24'6" x 13'10" approx (7.49m x 4.22m approx)**

Wooden effect laminate flooring, sash UPVC bay windows to the fore, UPVC French doors to the rear, two radiators, original style coving, feature fireplace with marble back and hearth.

**Dining Room**

**14'11" x 10'2" approx (4.55m x 3.12m approx)**

Wooden effect laminate flooring, UPVC window to the side, radiator, original display units set in alcoves, feature electric fireplace & surround, door to:

**Kitchen**

**13'3" x 10'2" approx (4.04m x 3.12m approx)**

Fitted with wall and base unites with worktop over; sink with mixer tap, six ring gas hob with extractor hood over, mid level double oven, integrated fridge/freezer and dishwasher, tiled splash backs, wood effect laminate flooring, UPVC window to the rear, stained glass UPVC window to the side, UPVC door to the side with obscure glass insert.







## First floor

Split level landing  
Stairs to second floor

## Bedroom One

16'9" x 13'3" (5.11m x 4.04m)

Sash UPVC bay window to the front, UPVC window to the front, contemporary upright radiator.

## Bedroom Two

(10'9" x 10'4" approx ((3.30m x 3.15m approx)

UPVC window to the rear, radiator.



## Bedroom Three

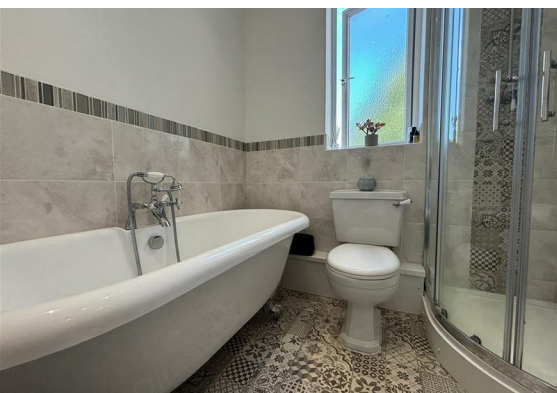
10'4" x 9'10" approx (3.15m x 3.00m approx)

UPVC window to the rear, radiator, airing cupboard housing Worcester combi boiler.

## Family Bathroom

6'11" x 6'9" approx (2.11m x 2.06m approx)

Fitted with W/C, hand wash basin, roll top bath, corner shower cubicle, patterned tiled flooring, halfway tiled walls, UPVC window to the side with obscure glass, towel heater.



## Second floor

Landing area  
Velux roof window, opening to:

## Bedroom four

9'10" x 20'0" approx (3.02m x 6.12m approx)

Vaulted ceilings, Two velux roof windows, radiator.

## Externally

Gated courtyard garden to front.  
Enclosed rear garden with patio area leading to raised lawn area. Side gated access.

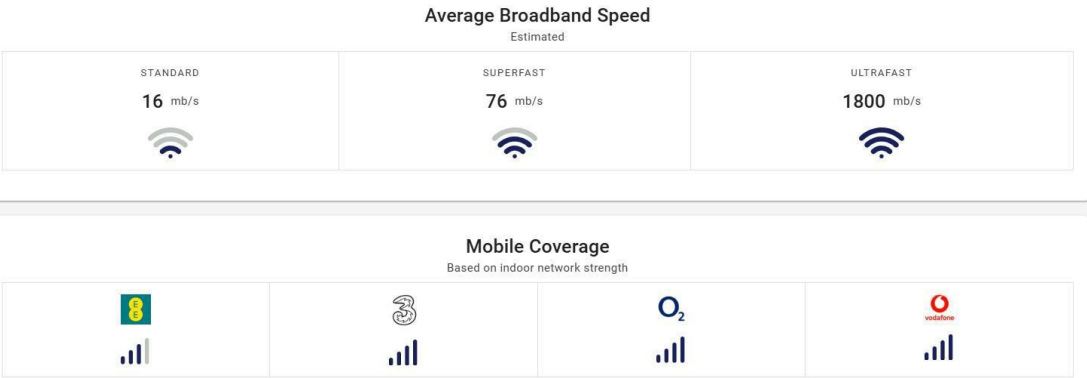


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- End Terrace Property
- Four Bedrooms
- Enclosed Rear Garden
- Well Presented Throughout
- On Road Parking (Permit Required)
- Mains Gas, Electric, Water & Drainage
- Council Tax - C (July 2025)
- EPC - D
- Freehold
- Viewing Essential

| Energy Efficiency Rating                    |         |                                                                                     |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                           |
| Very energy efficient - lower running costs |         |                                                                                     |
| (92 plus) A                                 |         | 82                                                                                  |
| (81-91) B                                   |         |                                                                                     |
| (69-80) C                                   |         |                                                                                     |
| (55-68) D                                   |         |                                                                                     |
| (39-54) E                                   |         |                                                                                     |
| (21-38) F                                   | 58      |                                                                                     |
| (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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