

28 Llwynhendy Road, Llanelli, SA14 9DP

£299,995

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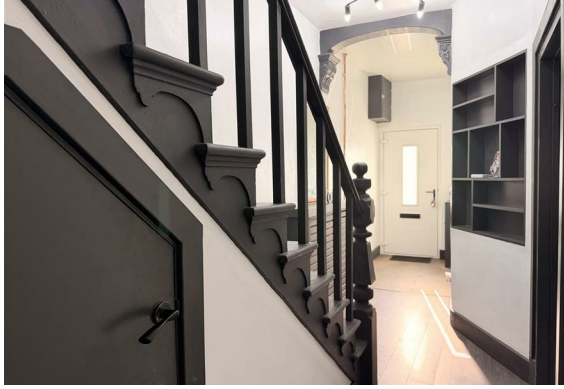
Davies Craddock Estates are pleased to present for sale this spacious three-bedroom detached property, ideally situated on the popular Llwynhendy Road in Llanelli. Perfectly positioned for family life, the home enjoys fantastic convenience, sitting close to local shops, well-regarded schools, and reliable public transport links. With easy access to Llanelli town centre, local retail parks, and swift connections to the M4 corridor.

Inside, the property offers a wonderful flow of accommodation, beginning with a living and dining room that provides the perfect space for entertaining or relaxing. Followed by a modern kitchen complete with a stylish central island, complemented by a dedicated utility room. To the first floor, you will find three well-proportioned bedrooms alongside a well-appointed family bathroom.

Externally, the property sits on a remarkably generous plot that truly sets it apart. The expansive rear garden features a mix of neat lawn, outbuildings, and versatile gravelled areas, making it ideal for outdoor dining and family activities. To the side, a private driveway provides ample off-road parking. Adding the final touch of distinction is the garage/workshop—an incredible asset with a strong push for those who need exceptional storage, a dedicated space for hobbies, or a dream workshop for personal projects.

Early viewing is highly recommended to fully appreciate the space, versatility on offer.

























Entrance Hallway

Stairs to first floor, part tiled/ laminate flooring, two under stairs storage cupboards, radiator.

Living / Dining Room

24'4" x 10'3" approx. (7.44 x 3.13 approx.)

Window to front and rear, laminate flooring, two radiators.

Kitchen

14'2" x 10'7" approx. (4.33 x 3.24 approx.)

Fitted with wall and base units with worktop over, mid-level oven, hob, space for fridge freezer, kitchen Island with seating, patio door to side, tiled flooring.

Utility Room

9'1" x 11'5" approx. (2.77 x 3.48 approx.)

Fitted with base units with worktop over, sink and drainer with mixer tap, space for for washing machine and dishwasher, radiator, window to side, door to rear, laminate flooring.

Split Level Landing

Radiator, loft access.

Bedroom One

11'10" x 15'8" approx. (3.62 x 4.79 approx.)

Two windows to front, two radiators.

Bedroom Two

11'10" x 9'4" approx. (3.61 x 2.86 approx.)

Window to rear, radiator.

Bedroom Three

14'6" x 7'2" approx. (4.44 x 2.19 approx.)

Window to side, radiator.

Bathroom

11'5" x 11'5" approx. (3.48 x 3.48 approx.)

Fitted with W/C, hand wash basin, panelled bath, shower cubicle, airing cupboard -housing boiler BAXI, part tiled walls, LVT flooring, radiator, window to rear and side.

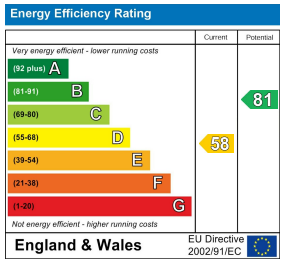
External

Drive to side. Enclosed rear garden with outbuildings, lawn, gravel area and garage.

Garage

67'1" x 14'3" approx. (20.47 x 4.36 approx.)

Folding doors to front, window to rear.



These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

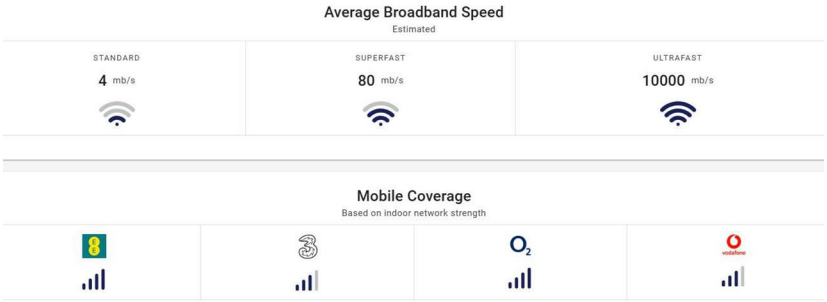
We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.





- Detached Property
- Three Bedrooms
- Spacious Plot
- Garage/Workshop
- Driveway
- Mains Gas, Electric, Water & Drainage
- EPC - D Approx. 119m2
- Council Tax - E (provided by local authority, subject to change)
- Freehold
- Viewing Essential



Total area: approx. 210.3 sq. metres (2263.8 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

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