1 Springfields, Llanelli, SA15 2DB

£179,995

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Davies Craddock Estates are delighted to present for sale this impressive, three-bedroom semi-detached property, ideally situated in the highly sought-after residential area of Springfields, Llanelli. Perfectly positioned for modern living, Springfields offers a quiet suburban setting while remaining exceptionally convenient to local amenities, including reputable primary and secondary schools, supermarkets, and nearby healthcare facilities. Commuters will appreciate the easy access to the A484 and M4 corridor, along with Llanelli railway station, while leisure seekers are just a short drive from the picturesque Millennium Coastal Path, Machynys Peninsula Golf Club, and Trostre Retail Park.

Inside, the home features a functional kitchen, a spacious living room designed for relaxed family living, separate dining room and a bright conservatory that seamlessly bridges the indoors with the garden. Upstairs, the accommodation offers three well-proportioned bedrooms, including a master en-suite, as well as a main family bathroom serving the additional rooms. Externally, the property benefits from off-road parking via a private driveway alongside lovely side and rear gardens, which are fully equipped with a lush lawn, a paved patio area, a greenhouse, and a wooden shed, all set against a backdrop of mature trees and decorative shrubs.

Early viewing is essential to see what this property has to offer.

Entrance Porch
Tiled flooring, window to side, door intro;

Hallway
Vinyl flooring.

Kitchen
11'1" x 6'4" approx. (3.40 x 1.95 approx.)
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, 5 ring gas hob with extractor hood over, double mid level oven, space for fridge and washing machine, Boiler (IDEAL) part tiled walls, vinyl flooring, radiator.

Dining Room
11'1" x 7'9" appriox. (3.40 x 2.37 approx..)
Window to front, radiator, under stairs storage room.

Living Room
18'0" x 17'7" approx. (max) (5.49 x 5.38 approx. (max))
Window to side and rear, two radiators, sliding door to rear, gas fire and surround, stairs to first floor.

Conservatory
8'5" x 15'6" approx. (2.57 x 4.73 approx.)
Tiled flooring, external door to side.

Landing
Radiator.

Bedroom One
11'3" x 10'9" approx. (3.44 x 3.28 approx.)
Window to rear, radiator, built in wardrobe/storage with sliding doors.

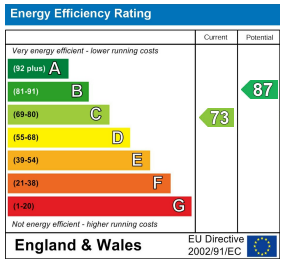
Ensuite
Fitted with W/C, hand wash basin, shower cubicle, radiator, part tiled walls, laminate flooring, window to side.

Bedroom Two
9'10" x 10'8" approx. (3.02 x 3.27 approx.)
Window to front, radiator, built in wardrobe/storage with sliding doors,.

Bedroom Three
8'4" x 7'10" approx. (2.55 x 2.41 approx.)
Window to front, radiator.

Bathroom
7'6" x 6'6" approx. (2.30 x 2.00 approx.)
Fitted with W/C, hand wash basin, panelled bath with shower over, heated part tiled walls, window to rear.

External
Off road parking to front.
Enclosed rear garden with side gated access, with lawn and patio area, green house and wooden shed with mature trees and shrubs.



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.

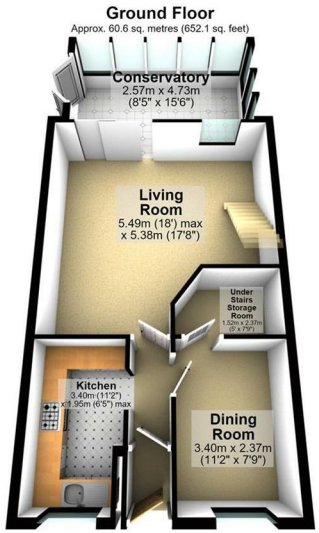
Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are 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.

Average Broadband Speed
Estimated

STANDARD	SUPERFAST	ULTRAFAST
8 mb/s	44 mb/s	10000 mb/s

Mobile Coverage
Based on indoor network strength

- Semi-Detached Property
- Three Bedrooms
- Master Ensuite
- Enclosed Garden
- Off Road Parking
- Mains Gas, Electric, Water & Drainage
- Council Tax - C (Provided by the local authority, subject to change)
- EPC - C - Approx. 64m2
- Freehold
- No Chain



Total area: approx. 106.8 sq. metres (1149.9 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

SCAN ME
Google Reviews

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