

33 Stradey Park Avenue, Llanelli, SA15 3EG

£240,000

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Davies Craddock Estates are pleased to present for sale this appealing three-bedroom semi-detached property situated on the sought-after Stradey Park Avenue in Llanelli.

Offering a blend of traditional charm and modern living, the ground floor features a welcoming living room alongside a light-filled open-plan kitchen, diner, and living space complete with French doors that open directly onto the rear. Upstairs, the property provides three well-proportioned bedrooms and a contemporary shower room, while the lower ground floor boasts a practical basement for additional storage.

Externally, the enclosed rear garden features an elevated decked seating area with steps leading down to a lawn and a traditional brick-built storage shed.

Situated in a desirable and convenient residential location, the property benefits from excellent access to local amenities, including nearby convenience stores, supermarkets, and local services. Families will particularly appreciate the close proximity to well-regarded local schools such as Pentip Primary, Old Road Primary, and Ysgol Gyfun Y Strade. Furthermore, the area enjoys great transport links, with Llanelli town centre, local bus routes, and the railway station all easily accessible, making it an ideal spot for commuters and families alike.

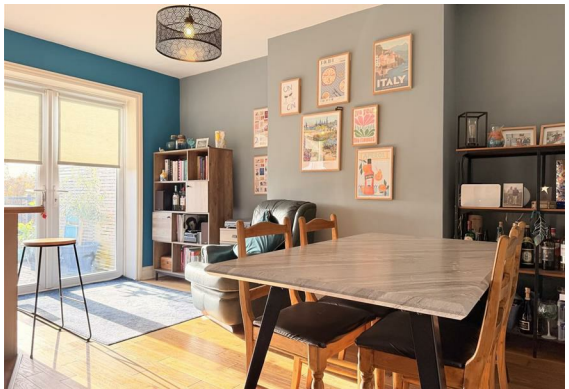
Early viewing is essential to see what this property has to offer.

























Entrance Porch
Tiled flooring, radiator.

Hallway
Wood flooring, radiator, stairs to first floor, under stairs storage.

Living Room
10'4" x 11'7" approx. (3.17 x 3.54 approx.)
Bay window to front, radiator.

Kitchen/Dining
15'3" x 17'7" approx. (4.66 x 5.37 approx.)
Fitted with wall and base units with worktop over, sink with mixer tap, double freestanding oven with extractor hood over, space for fridge/freezer, integrated dish washer and washing machine, tiled splash backs, wooden flooring, window to rear, French doors to rear.

Landing
Loft access, radiator.

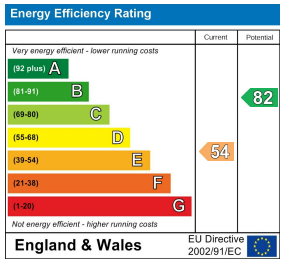
Bedroom One
13'3" x 10'10" approx. (4.04 x 3.32 approx.)
Window to rear, radiator, built in wardrobe.

Bedroom Two
12'4" x 10'11" approx. (3.78 x 3.35 approx.)
Bay window to front, radiator, loft access.

Bedroom Three
8'7" x 6'3" approx. (2.63 x 1.92 approx.)
Window to front, radiator.

Shower Room
7'1" x 6'3" approx. (2.17 x 1.92 approx.)
Fitted with W/C, hand wash basin, double shower cubicle, heated towel rail, tiled walls, vinyl flooring, window to rear.

External
Raised decked area steps down to lawn area with brick shed.
Basement space.



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.

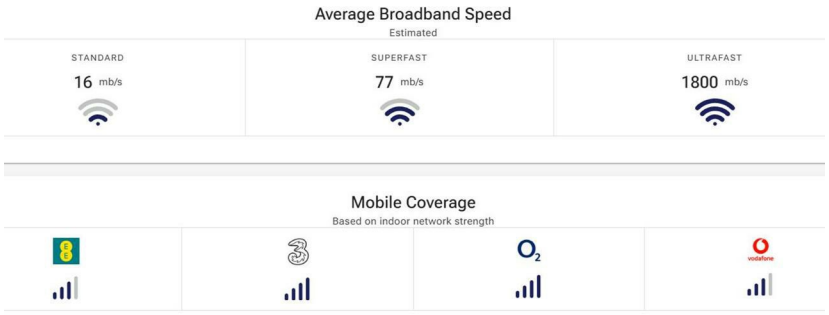
We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

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.

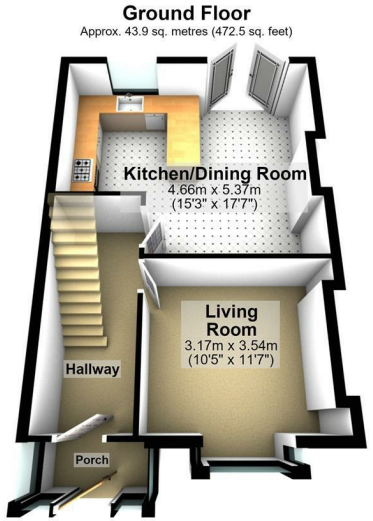
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

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.





- Semi-Detached Property
- Three Bedrooms
- Enclosed Rear Garden
- On Road Parking (no permit required)
- Mains Gas, Electric, Water & Drainage
- EPC - E Approx. 89m2
- Council Tax - D (provided by local authority, subject to change)
- Freehold
- Viewing Essential
- Sought After Area





Total area: approx. 86.1 sq. metres (926.5 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

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