



52A Panteg, Llanelli, SA15 3TE
£265,000

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Davies Craddock Estates are delighted to present this deceptively spacious four-bedroom detached residence, perfectly positioned in the sought-after and convenient location of Panteg, Llanelli.

Set back from the road to offer an enhanced sense of privacy, the home opens with a welcoming hallway that leads to a versatile layout designed for modern family life. The ground floor features a dedicated study, ideal for those working from home, and a generous bedroom complete with a private ensuite, offering an excellent solution for multi-generational living. Furthermore, a living and dining area, where double doors open out to the garden, creating a seamless transition for indoor-outdoor entertaining alongside the well-appointed kitchen. The first floor continues the sense of space with three further well-proportioned bedrooms, served by a family bathroom and a convenient separate W/C.

Externally, the property is designed for low-maintenance enjoyment; the enclosed rear garden boasts a sun-soaked patio, a dedicated vegetable patch for the gardening enthusiast, and an artificial lawn. To the front, the home features a well-proportioned driveway secured by a gated entrance, providing ample off-road parking.

Perfectly situated for modern living, the property enjoys excellent road links to the M4 motorway alongside a range of local amenities, retail parks, and schools all within easy reach.

Early viewing is essential to fully appreciate the versatility and prime position this detached home has to offer.

Entrance Hallway

Stair to first floor, storage cupboard with boiler, radiator

Office

10'5" x 10'9" approx. (3.20 x 3.28 approx.)

Window to front, radiator





Bedroom

8'11" x 6'11" approx (2.74m x 2.13m approx)

Window to front, laminate flooring, radiator, door to

Shower Room/Ensuite

7'6" x 3'10" approx. (2.30 x 1.19 approx.)

Fitted with W/C, wash hand basin set in vanity unit, enclosed shower, radiator, tiled flooring, respatex type walls.

Lounge

12'9" x 20'2" approx (3.91 x 6.17 approx)

Window to side, patio doors to rear, fire place, radiator

Kitchen

13'1" x 8'10" (4.00 x 2.71)

Fitted with wall and base units with worktops, gas hob and electric oven with extractor hood over, space for fridge freezer, washing machine and dishwasher, sink drainer with mixer tap, radiator, window to rear, door to side, tiled flooring, partly tiled walls.

Landing

Window to side, two storage cupboards, radiator

Bedroom One

12'10" x 16'7" approx. (3.92 x 5.07 approx.)

Window to rear, fitted wardrobes, radiator

Bedroom Two

10'9" x 11'5" approx. (3.28 x 3.50 approx.)

Window to front, built in wardrobes, radiator

Bedroom Three

10'0" x 10'11" approx. (3.05m x 3.35m approx.)

Window to front, radiator.

Bathroom

8'7" x 7'6" approx. (2.62 x 2.29 approx.)

Window to rear, tiled flooring, fully tiled walls, W/C, pedestal wash hand basin, bath, enclosed shower, radiator

External

Front : Gated Driveway

Rear : Enclosed garden with patio and artificial lawn area with vegetable patch.

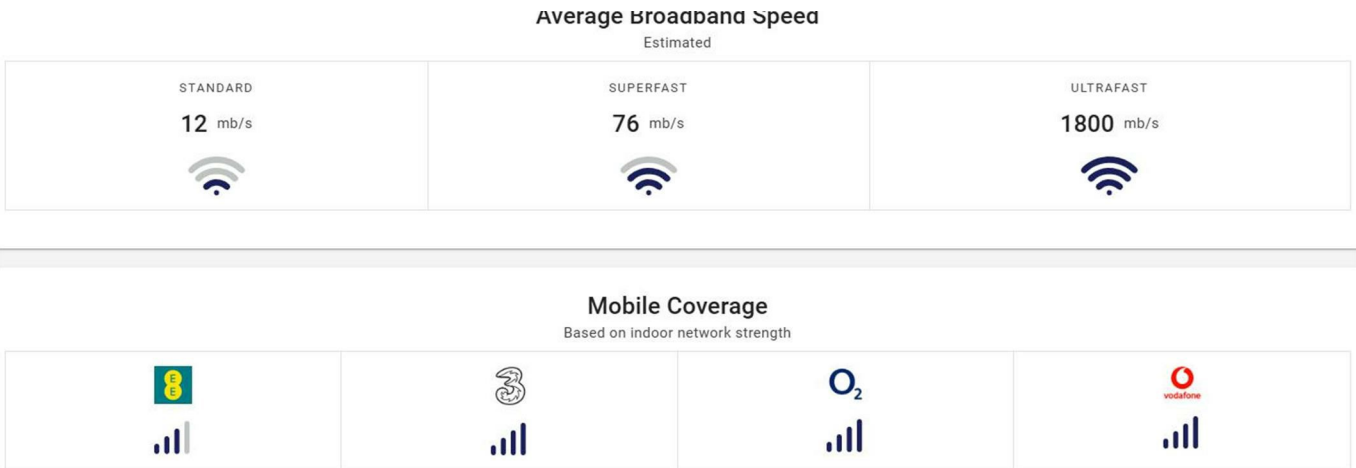


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached With Four Bedrooms (One on Ground Floor)
- Two Reception Rooms
- Enclosed Graden
- Gated Driveway
- Main Gas, Electric, Water & Drainage
- EPC - D (Approx 121m2/1,302sqft)
- Council Tax Band - D (Provided by local authority, subject to change)
- Freehold
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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 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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