



47 Maes Road, Llanelli, SA14 8UH

£175,000



Davies Craddock Estates are pleased to present for sale this semi-detached property on Maes Road, Llangennech.

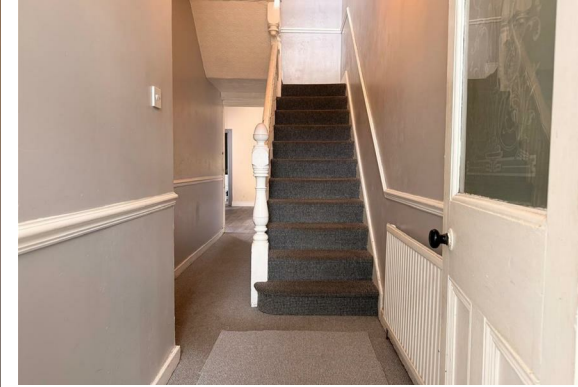
A versatile layout, featuring two reception rooms, a kitchen, and the family bathroom on the ground floor. Upstairs, three well-proportioned bedrooms.

Externally, a convenient dedicated parking space to the front of the property. An enclosed rear garden with handy side access. The outdoor space is thoughtfully laid out with a patio area, decking, and a generous lawn.

The property is in need of some cosmetic updating throughout, presenting a fantastic opportunity for first-time buyers looking to put their own stamp on a home, or investors alike.

Situated in the highly sought-after village of Llangennech, the property is perfectly placed for both village life and easy commuting, sitting just minutes from Junction 48 of the M4 motorway and the local train station. The vibrant village offers excellent daily essentials within walking distance, including well-regarded primary schools, a Co-op, a local GP surgery, and a pharmacy. Picturesque walks at Coed Bach Park are right on your doorstep, while the major shopping hubs of Parc Trostre and Parc Pemberton are just a short three-mile drive away.

With no onward chain, early viewing is essential to see what this property has to offer.





### Entrance Vestibule

Vinyl flooring, obscure glass door into;

### Hallway

Stairs to first floor, under stairs storage

### Reception One

Window to front, radiator, opening into;

### Reception Two

Window to rear, radiator, alcove storage cupboard and shelving.



### Kitchen

Fitted with wall and base units with worktops over, sink and drainer, oven and gas hob with extractor hood over, space for washing machine & fridge/freezer, under stairs storage cupboard, radiator, vinyl flooring, loft access, window to side, external door to side, door to rear into;

### Bathroom

Fitted with W/C, hand wash basin, panelled bath, radiator, part tiled walls, vinyl flooring, window to rear, loft access. Boiler (IDEAL)

### Landing

Window to rear, loft access.

### Bedroom One

Window to front, radiator.

### Bedroom Two

Window to rear, radiator.

### Bedroom Three

Window to front, radiator.

### External

Front : Space for off road parking, side gated access to rear.

Rear : Patio, decking and lawn areas.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

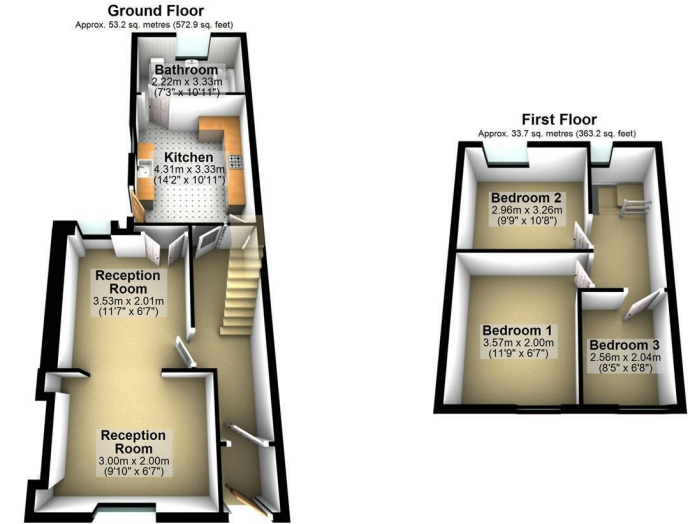
Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form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

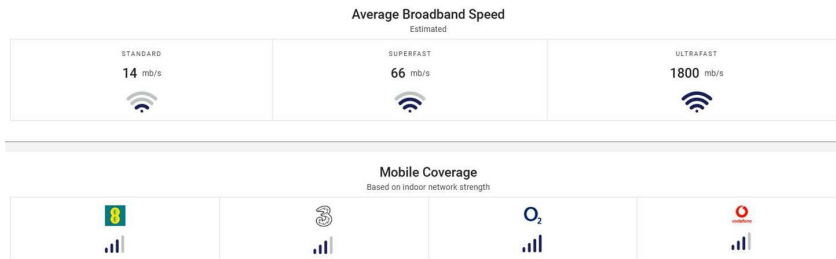
Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are 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
- Two Reception Rooms
- Parking Space At Front
- Enclosed Garden
- EPC - TBC
- Mains Gas, Electric, Water & Drainage
- Council Tax - C (Information provided by local authority, subject to change)
- Freehold
- No Chain



Total area: approx. 87.0 sq. metres (936.1 sq. feet)



We'd love to hear what you think!  
**LEAVE US  
A REVIEW**



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Reviews ★★★★★