



5B Maes Conwy, Llanelli, SA14 8RQ
£199,995

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Davies Craddock Estates are pleased to present for sale this semi-detached property, ideally tucked away in the peaceful cul-de-sac of Maes Conwy, Llanelli.

Perfect for families or first-time buyers seeking a quiet residential setting without sacrificing convenience, the home boasts flexible ground-floor living starting with a welcoming living room that opens into a conservatory, alongside a multi-use kitchen and living space with space for dining and a convenient cloakroom. Upstairs, the property hosts three well-proportioned bedrooms—including a master with its own private ensuite shower room—complemented by a separate family shower room.

Externally, off-road parking is provided by a front driveway, with side steps leading around to an enclosed, low-maintenance rear garden featuring elevated raised decking.

Maes Conwy offers excellent proximity to local amenities including nearby primary and secondary schools, supermarkets, retail parks, and Llanelli town centre. Commuters will also appreciate the convenient access to local bus routes, Llanelli railway station, and main road links toward Swansea and the M4.

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





Entrance Hallway

Stairs to first floor.

Cloakroom

5'0" x 3'3" approx. (1.53 x 1.01 approx.)

Fitted with W/C, hand wash basin, laminate flooring, radiator.

Lining Room

9'10" x 13'1" approx. (3.02 x 4.01 approx.)

Sliding doors to side into;

Conservatory

6'7" x 11'8" approx. (2.01 x 3.57 approx.)

Laminate flooring, external door to side.



Kitchen/Dining/Sitting

11'9" x 8'4" / 15'8" x 8'0" approx. (3.59 x 2.56 / 4.80 x 2.45 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, free standing oven with extractor hood over, space for fridge laminate flooring, radiator, two windows to front.

Landing

Loft access (fully boarded with pull down ladder)



Bedroom One

10'8" x 13'5" approx. (3.26 x 4.11 approx.)

Window to rear, radiator, into;

Ensuite Shower Room

Fitted with W/C, hand wash basin, shower cubicle, heated towel rail, tiled flooring, respatex walls, window to side.

Bedroom Two

8'6" x 8'2" approx. (2.61 x 2.51 approx.)

Window to front, radiator.

Bedroom Three

8'6" x 8'2" approx. (2.61 x 2.51 approx.)

Window to front, radiator, cupboard (housing boiler - WORCESTER)

Shower Room

7'0" x 5'6" approx. (2.14 x 1.68 approx.)

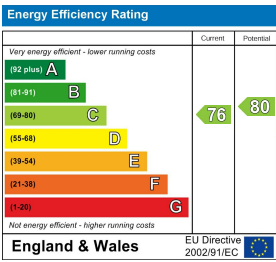
Fitted with W/C, hand wash basin, walk-in shower, radiator, respatex walls, window to side.

External

Front : Drive

Rear : Raised decked area.





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.

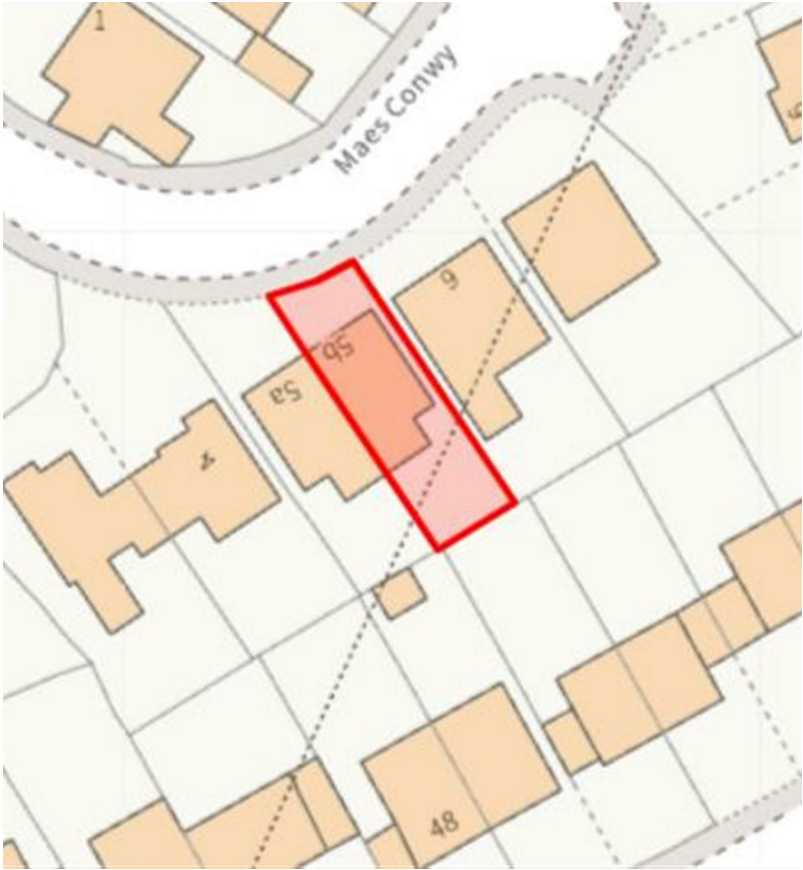
We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

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.

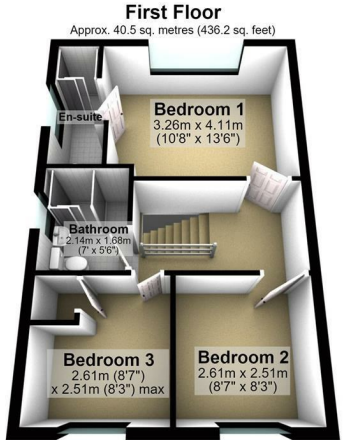
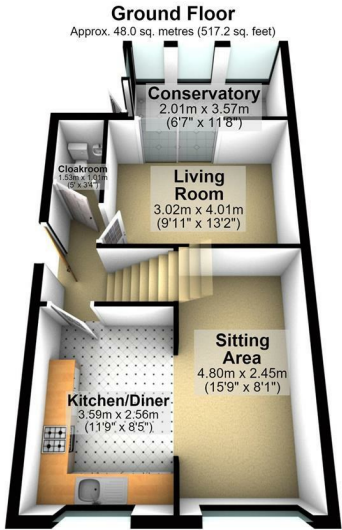
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

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.

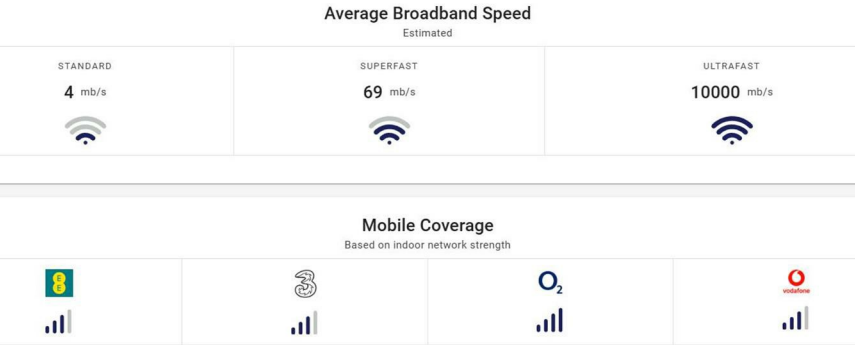
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- Semi-Detached Property
- Three Bedrooms
- Master En-suite
- Driveway
- EPC - C - Approx 78m2
- Council Tax Band - C (Provided by local authority, subject to change)
- Mains Gas, Electric, Water & Drainage
- Freehold
- Viewing Essential



Total area: approx. 88.6 sq. metres (953.4 sq. feet)



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



SCAN ME
Google
Reviews ★★★★★

