



2 Harries Terrace, Llanelli, SA15 5PN

£95,000

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Davies Craddock Estates are pleased to present for sale this three-bedroom mid-terrace property, ideally situated in the quiet village of Ponthenri.

While the property requires a scheme of renovation, it offers a fantastic opportunity for an investor or first-time buyer looking to put their own stamp on a home. The ground floor accommodation comprises two versatile reception rooms, a kitchen, and a shower room. The first floor provides three well-proportioned bedrooms. Externally, the property benefits from a rear garden featuring both a patio area and a lawn, offering a blank canvas.

Located in the heart of the Gwendraeth Valley, Ponthenri offers a fantastic community atmosphere with a local primary school, recreation grounds, and the well-known Baltic Inn nearby. Positioned centrally between Llanelli and Carmarthen, it provides the perfect balance of rural charm and easy access to urban amenities and transport links

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

Comprising of;

### **Entrance Hallway**

Radiator, stairs to first floor.

### **Reception One**

11'7" x 10'6" approx. (3.55 x 3.22 approx. )

Window to front, radiator, alcove storage.

### **Reception Two**

12'2" x 11'7" approx. (3.71 x 3.55 approx. )

Window to rear, radiator.





**Kitchen**  
7'8" x 14'1" approx. (2.36 x 4.30 approx. )

Fitted with wall and base units with worktop over, sink and drainer, space for cooker and washing machine, under stairs storage cupboard, oil boiler, two windows to side.

**Inner Hallway**  
Radiator, loft access, door to side



**Shower room**  
7'8" x 8'1" approx. (2.36 x 2.74 approx. )

Fitted with W/C, hand wash basin, shower, window to side.

**Landing**  
Loft access, radiator.

**Bedroom One**  
11'5" x 9'1" approx. (3.50 x 2.78 approx. )  
Window to front, radiator.



**Bedroom Two**  
9'1" x 11'3" approx. (2.78 x 3.43 approx. )  
Window to rear, radiator.

**Bedroom Three**  
8'9" x 5'9" approx. (2.67m x 1.75m approx. )  
Window to front, radiator.



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

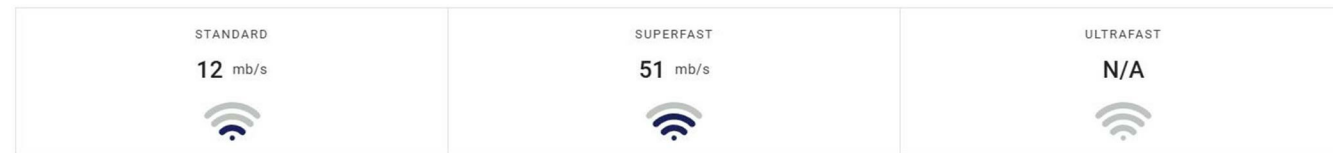


- Mid-Terrace Property
- Three Bedroom
- Enclosed Garden
- On Road Parking
- NO Chain
- Mains Electric, Water & Drainage
- Oil Fueled
- Council Tax - B (January 2026)
- EPC - D
- Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Average Broadband Speed

Estimated



### Mobile Coverage

Based on indoor network strength



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!

**LEAVE US  
A REVIEW**



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Google  
Reviews ★★★★★