61 Springfields, Llanelli, SA15 2DD

£239,995

3 2 2 C

Est 1978

Davies Craddock Estates are delighted to present for sale this well-proportioned, three-bedroom detached family home, ideally situated in the highly sought-after residential area of Springfields, Llanelli.

Perfectly positioned for modern living, Springfields offers a quiet suburban setting while remaining exceptionally convenient to local amenities, including reputable primary and secondary schools, supermarkets, and nearby healthcare facilities. Commuters will appreciate the easy access to the A484 and M4 corridor, along with Llanelli railway station, while leisure seekers are just a short drive from the picturesque Millennium Coastal Path, Machynys Peninsula Golf Club, and Trostre and Pemberton Retail Parks.

Inside, the home opens with a entrance hallway leading to a convenient downstairs cloakroom, a functional open kitchen and dining area ideal for family meals, and a spacious living room with sliding patio doors that open seamlessly onto the private rear garden. Upstairs, the accommodation features a family bathroom alongside three well-appointed bedrooms, including a master en-suite shower room. Externally, the property boasts ample off-road parking via a private offroad parking leading to a single garage, while the fully enclosed rear garden provides a peaceful outdoor sanctuary with a paved patio, lawn, and mature trees and shrubs.

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

Entrance Hallway
Laminate flooring, radiator, window to side, stairs to first floor.

Cloakroom
Fitted with W/C, hand wash basin, radiator, laminate flooring, window to front.

Living Room
16'11" x 12'11" approx. (5.17 x 3.95 approx..)
Window to front & rear, sliding door to rear, two radiators.

Kitchen
8'5" x 14'0" approx. (2.57 x 4.28 approx.)
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, gas hob with extractor hood over, double mid level oven, space for fridge, freezer, washing machine & tumble dryer, tiled splash backs, tiled flooring, radiator, window to door to rear.

Dining Room
8'2" x 7'9" approx. (2.50 x 2.37 approx.)
Window to front, radiator, tiled flooring.

Landing
Window to front, radiator, airing cupboard, loft access.

Bedroom One
9'1" x 11'0" approx. (2.79 x 3.37 approx.)
Two window to rear, radiator, built in wardrobes.

Ensuite
5'11" x 5'1" aprpox. (1.82 x 1.55 approx..)
Fitted with W/C, hand wash basin, shower cubicle, heated towel rail, tiled walls and flooring. window to rear.

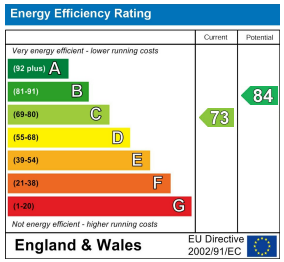
Bedroom Two
9'1" x 10'7" approx, (2.79 x 3.24 approx,)
Window to rear, radiator, laminate flooring.

Bedroom Three
7'5" x 10'11" approx. (2.28 x 3.34 approx.)
Window to rear, radiator.

Bathroom
7'5" x 6'11" approx. (2.28 x 2.12 approx.)
Fitted with W/C, hand wash basin, panelled bath with shower over, glass shower screen, part tiled walls, tiled flooring, window to front.

External
Front: Driveway leading to garage
Rear : Enclosed garden with patio and lawn areas with mature trees and shrubs.

Garage
16'5" x 8'7" approx. (5.01 x 2.64 approx.)
Up and over door to front



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.

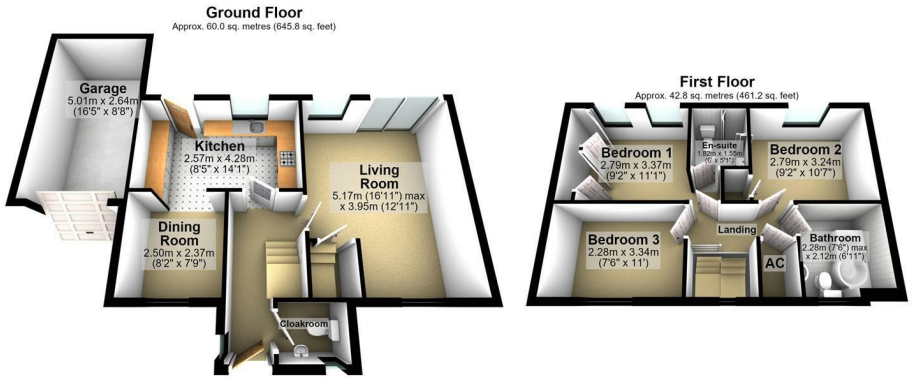
Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are 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.

Average Broadband Speed
Estimated

STANDARD	SUPERFAST	ULTRAFAST
8 mb/s	51 mb/s	10000 mb/s

Mobile Coverage
Based on indoor network strength

- Detached Property
- Three Bedrooms
- Master Ensuite Shower Room
- Off Road Parking & Garage
- Enclosed Garden
- Mains Gas, Electric, Water & Drainage
- Council Tax - D (Provided by the local authority, subject to change)
- EPC - C - Approx. 83m2
- Freehold
- No Chain



Total area: approx. 102.9 sq. metres (1107.1 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

SCAN ME Google Reviews

18 Murray Street, Llanelli, Carmarthenshire, SA15 1DZ
T. 01554 779444 | **E.** estates@dcestates.co.uk
www.daviescraddock.co.uk

Est 1978