



1 Pwll Road, Llanelli, SA15 4BG

£199,995

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Davies Craddock Estates is pleased to present for sale this detached property on Pwll Road, Llanelli.

Offered with the benefit of no onward chain, the home features a practical layout comprising two reception rooms, a kitchen, and a shower room on the ground floor, with two bedrooms and a separate cloakroom on the first floor.

Externally, the front of the property boasts a shared driveway surrounded by mature trees and shrubs providing excellent kerb appeal, while the rear features an enclosed, tiered lawn garden.

Perfectly situated in the scenic coastal village of Pwll, the property benefits from close proximity to local amenities, including a primary school, a traditional local shop, and welcoming village pubs. Outdoor enthusiasts will love its location just moments away from the award-winning Millennium Coastal Path, offering miles of traffic-free walking and cycling routes with stunning views over the Burry Estuary and Gower Peninsula, whilst also remaining within easy reach of Llanelli town centre.

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





Entrance Porch

Window to front and side, vinyl flooring, door into:

Hallway

Stairs to first floor, laminate flooring, radiator.

Reception One

Window to front, laminate flooring, radiator.

Reception Two

Windows to front and side, laminate flooring, electric fire with surround, under stairs storage, two radiators.

Kitchen

Window and door to side, wall and base units with worktop over, sink and drainer with mixer tap, oven and ceramic hob with extractor hood over, integrated fridge, space for washing machine, boiler (Worcester), partly tiled walls, tiled flooring, radiator.

Shower Room

Window to side, tiled flooring, partly tiled walls, W/C, hand wash basin, double shower cubicle, heated towel rail.



Rear Porch

Window to side, tiled flooring, external door to rear.

First Floor Landing

Laminate flooring, loft access.

Bedroom One

Window to front, laminate flooring, radiator.

Bedroom Two

Window to front, laminate flooring, radiator.

Cloakroom

Window to front, tiled flooring, W/C, hand wash basin, heated towel rail, storage cupboard.

Externally

Off Road parking to side.

Rear raised lawn garden with patio area, mature trees and shrubs.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 56 | |
| (21-38) | F | | |
| Not energy efficient - higher running costs | | | |
| (1-20) | G | | |
| England & Wales | | 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.

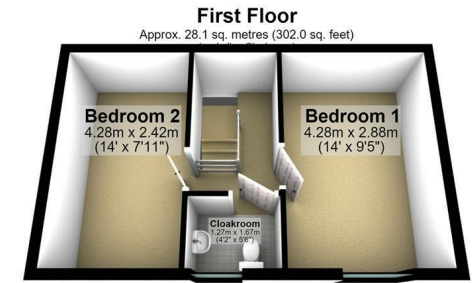
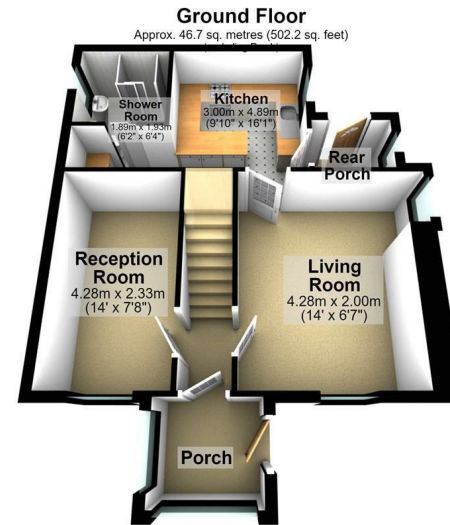
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- Detached Property
- Two Bedrooms
- Two Reception Rooms
- Driveway
- EPC - D Approx. 76m2
- Council Tax Band - C (Information)

- provided by local authority, subject to change).
- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain
- Viewing Essential



Total area: approx. 74.7 sq. metres (804.2 sq. feet)

| Average Broadband Speed | | |
|----------------------------------|----------------------|------------------------|
| Estimated | | |
| STANDARD 2 mb/s | SUPERFAST 61 mb/s | ULTRAFAST 1800 mb/s |
| Mobile Coverage | | |
| Based on indoor network strength | | |
| 3 | 3 | O ₂ |
| 4 | 4 | 5 |

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



SCAN ME
Google
Reviews ★★★★★

