

42 Rhes Brickyard Row, Llanelli, SA15 2EN

£375,000

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Est 1978

Davies Craddock Estates are pleased to present for sale this detached home on Rhes Brickyard, Llanelli.

Offering well-proportioned and practical family accommodation throughout, the ground floor comprises an entrance hallway with a convenient cloakroom, a comfortable living room, a spacious kitchen/diner, and a separate utility room. To the first floor, there are four bedrooms —including a master en-suite—alongside a family bathroom. Externally, the property benefits from a private driveway and garage offering ample off-road parking. Side gated access leads to a private, south-west facing rear garden, thoughtfully laid out with a neat lawn, a patio area ideal for outdoor dining, and a handy wooden storage shed.

Situated in a sought-after residential area of Llanelli, Rhes Brickyard offers convenient access to a wide range of local amenities, schools, and transport links. Everyday shopping is right on the doorstep with nearby supermarkets and convenience stores, alongside the wider retail, dining, and leisure facilities of Llanelli town centre just a short distance away. Families will appreciate the proximity to several local primary and secondary schools, while outdoor enthusiasts can easily enjoy the nearby Millennium Coastal Path, local parks, and golf facilities. For commuters, Llanelli railway station is under a mile away, complemented by strong road links connecting to Swansea, Carmarthen, and the M4 corridor.

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

























Entrance Hallway
Laminate flooring, radiator, stairs to first floor, under stairs storage.

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

Living Room
21'2" x 11'6" approx. (6.47 x 3.52 approx.)
Window to front, french door to rear, two radiators.

Kitchen/Diner
21'2" x 8'6" approx. (6.47 x 2.60 approx.)
Fitted with wall and base units with worktop, mid level oven, hob with extractor hood over, sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer, laminate flooring, radiator, window to front and rear.

Utility Room
4'9" x 6'10" approx. (1.47 x 2.09 approx.)
Fitted with wall and base units with worktop, sink and drainer with mixer tap, space for washing machine, laminate flooring, external door to rear. Boiler (VAILLANT).

Landing
Loft access, storage cupboards.

Bedroom One
11'8" x 11'6" approx (3.57 x 3.52 approx)
Fitted wardrobes with mirrored sliding doors, window to rear, radiator.

Ensuite
5'4" x 6'8" approx. (1.64 x 2.04 approx.)
Fitted with W/C, hand wash basin, shower cubicle, heated towel rail, part tiled walls, window to rear.

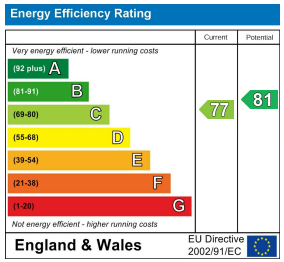
Bedroom Two
12'1" x 8'8" approx (3.69 x 2.65 approx)
Window to rear, radiator.

Bedroom Three
8'9" x 8'8" (2.68 x 2.65)
Window to front, radiator.

Bedroom Four
9'2" x 8'3" approx (2.80 x 2.53 approx)
Built in wardrobes, window to front, radiator.

Bathroom
5'4" x 6'8" approx. (1.65 x 2.04 approx.)
Fitted with W/C, hand wash basin, panelled bath with electric shower over, glass shower screen, heated towel rail, part tiled walls, window to front.

External
Front: Driveway providing off-road parking and leading to a garage.
Rear: South West facing garden with patio and lawn with wooden garden shed.



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.

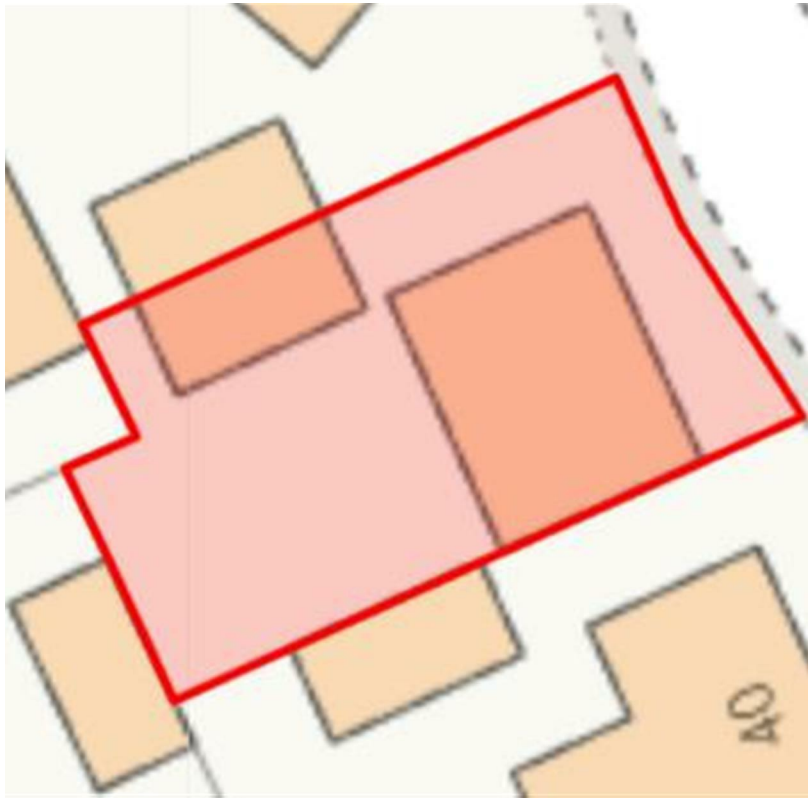
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

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.

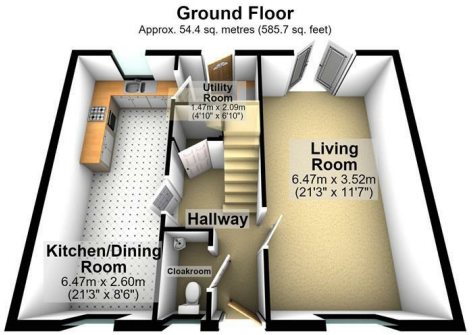
Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form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

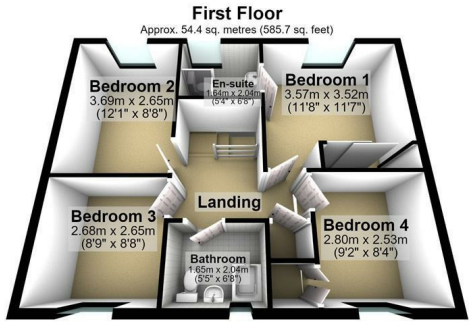
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

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.



- Detached Property
- Four Bedrooms
- Master Ensuite
- Enclosed Garden
- Driveway & Garage
- EPC - C - Approx 109m2
- Council Tax - F (provided by local authority, subject to change)
- Mains Gas, Electric, Water & Drainage
- Remus Estate Management - £178pa (subject to change)
- Freehold





Total area: approx. 108.8 sq. metres (1171.4 sq. feet)





We'd love to hear what you think!

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