



23 Thomas Street, Llanelli, SA15 3JE  
£159,995

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Davies Craddock Estates are pleased to bring to market is this delightful, cottage-style property situated in the highly convenient location of Thomas Street, Llanelli.

Blending traditional charm with practical modern living, this home is an ideal purchase for first-time buyers, or investors.

Upon entering, the property boasts a deceptively spacious layout featuring two separate reception rooms. The ground floor further comprises a functional kitchen and a practical shower room. Upstairs, you will find two well-proportioned bedrooms alongside a versatile third room, perfectly suited as a dedicated home office or walk-in wardrobe.

To the rear, you will find an elevated, low-maintenance patio garden with a featured detached sunroom, offering a peaceful sanctuary, or even serve as a secondary hobby room.

The property also benefits from a highly coveted garage to the rear, providing secure parking or extra storage, alongside incredibly convenient rear and side access.

The property is centrally located on Thomas Street, within walking distance of Llanelli town centre, local shops, and daily amenities. Parc Trostre Retail Park is a short drive away, offering a wider range of supermarkets and high street stores. For leisure, the Millennium Coastal Path and local parks are easily accessible. The area benefits from good transport links, with regular bus services, Llanelli train station nearby, and straightforward access to the M4 for commuting.

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

PLEASE NOTE \* The garage has been occupied and used exclusively by the current owner for approximately 26 years. We understand that it is not currently included within the registered title and interested parties should seek clarification from their solicitor regarding the title position and any adverse possession claim or application.





### Entrance Hallway

Stairs to first floor, radiator.

### Reception One

approx 14'4" x 11'10" (approx 4.38m x 3.62m)

Window to front, radiator.

### Shower Room

approx 6'10" x 5'1" (approx 2.09m x 1.55m)

Fitted with W/C, hand wash basin set in vanity unit, walk in shower, heated towel rail, tiled walls and flooring, window to side.



### Reception Two

approx 14'4" x 6'6" (approx 4.38m x 2.00m)

Window to front, radiator, opening to:

### Kitchen

approx 7'11" x 16'0" (approx 2.43m x 4.89m)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven with gas hob and extractor hood over, space for fridge freezer and washing machine, tiled splash backs, tiled flooring, radiator, window and external door to rear.

### First Floor Landing

Loft access



### Bedroom One

approx 14'4" x 10'11" (approx 4.38m x 3.35m)

Window to front, fitted wardrobes, radiator.

### Bedroom Two

approx 14'4" x 8'10" (approx 4.38m x 2.71m )

Window to front and side, built in wardrobes (housing boiler - WORCESTER) , radiator.

### Study/Office

approx 5'3" x 5'4" (approx 1.62m x 1.63m)

Window to front, radiator.

### Externally

Enclosed tired rear garden, rear and side access, sheltered lean to leading to small storage cupboard, steps up to sun room, paved patio area.

### Detached Garage\*\*

Double doors to side, electric roller shutter, door into store room.



| Energy Efficiency Rating                    |           |                                                                                                           |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                 |
| Very energy efficient - lower running costs |           |                                                                                                           |
| (92 plus) <b>A</b>                          |           | <b>87</b>                                                                                                 |
| (81-91) <b>B</b>                            |           |                                                                                                           |
| (69-80) <b>C</b>                            |           |                                                                                                           |
| (55-68) <b>D</b>                            | <b>62</b> |                                                                                                           |
| (39-54) <b>E</b>                            |           |                                                                                                           |
| (21-38) <b>F</b>                            |           |                                                                                                           |
| (1-20) <b>G</b>                             |           |                                                                                                           |
| Not energy efficient - higher running costs |           |                                                                                                           |
| 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.

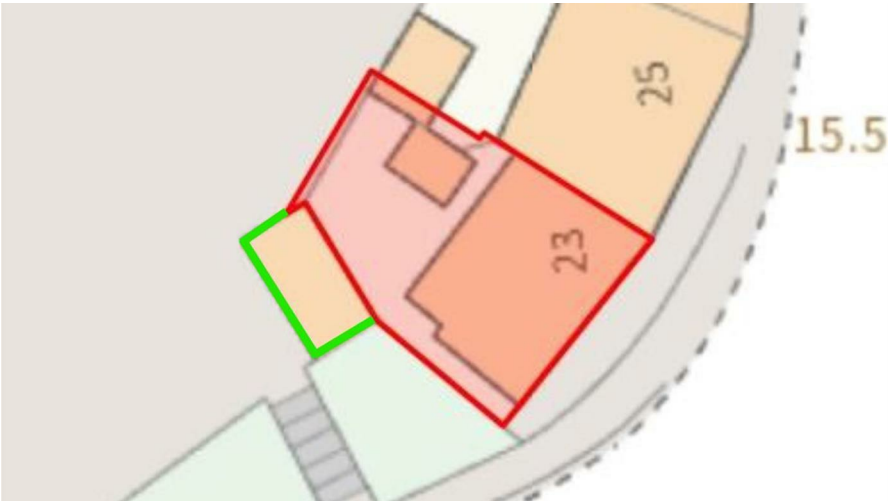
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

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.

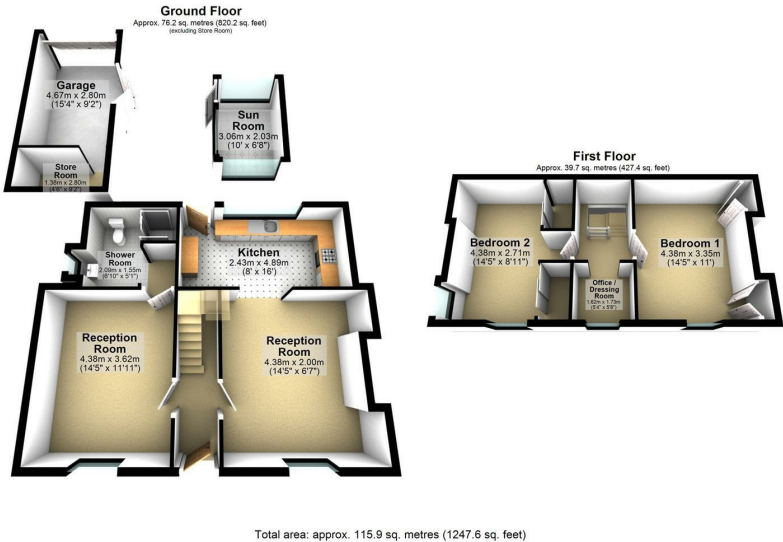
Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form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

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.



- Semi Detached Property
- Two Bedrooms
- Office/Study
- Two Reception Rooms
- Garage To Rear\*\*
- Council Tax Band - C (information provided by local authority and subject to change)
- EPC - D (Approx. 91m2/980sqft)
- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain



| Average Broadband Speed                                                             |                                                                                     |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Estimated                                                                           |                                                                                     |                                                                                       |
| STANDARD                                                                            | SUPERFAST                                                                           | ULTRAFAST                                                                             |
| 16 mb/s                                                                             | 80 mb/s                                                                             | 1800 mb/s                                                                             |
|  |  |  |

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| Mobile Coverage                                                                     |                                                                                     |                                                                                      |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Based on indoor network strength                                                    |                                                                                     |                                                                                      |                                                                                       |
|  |  |  |  |

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



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Reviews ★★★★★

