



8 College Hill, Llanelli, SA15 1EN

£225,000

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Davies Craddock Estates are pleased to present for sale this newly renovated mid-terrace property in the desirable area of College Hill, Llanelli.

This home offers a lovely, fresh space perfect for a family.

Welcome to the property via a hallway that includes a convenient downstairs cloakroom. The ground floor boasts a spacious living room and a well-appointed kitchen that flows seamlessly into the dining area, featuring French doors overlooking the garden. Upstairs, you will find three bedrooms—two comfortable doubles and a single—served by a modern family bathroom.

Externally, the enclosed rear garden features decorative stones and a raised lawn area, leading to a single detached garage with rear lane access.

Situated in close and convenient proximity to Llanelli town centre, its associated amenities, and excellent local schools, this property is a must-see.

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

Entrance

Door into vestibule, tiled flooring, door into:

Hallway

Stairs to first floor, tiled flooring, radiator.

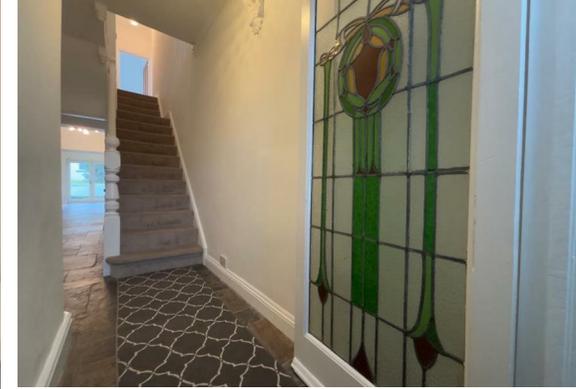
Cloakroom

Fitted with W/C, wash hand basin., tiled flooring.

Living Room

21'10" x 11'9" approx. (max) (6.67 x 3.60 approx. (max))

Bay window to fore, French doors to rear, laminate flooring, feature fireplace with surround and grate, two radiators.





Kitchen

14'7" x 10'2" approx. (4.45 x 3.11 approx.)

Fitted with wall ad base units with worktop over, electric oven and ceramic hob with extractor hood over, sink and drainer with mixer tap, integrated dishwasher, space for washing machine and fridge freezer, partly tiled walls, window to side, tiled flooring, opening to:

Dining Area

10'8" x 10'2" approx. (3.27 x 3.11 approx.)

French doors to rear, window to side, tiled flooring, radiator.

First Floor Landing

Loft access (not boarded)

Bedroom One

10'4" x 16'2" approx. (3.15 x 4.93 approx.)

Two windows to fore, radiator.

Bedroom Two

10'9" x 9'10" approx. (3.30 x 3.02 approx.)

Window to rear, radiator.

Bedroom Three

10'2" x 6'8" approx. (3.11 x 2.04 approx.)

Window to rear, radiator.

Bathroom

6'10" x 8'11" approx. (2.10 x 2.73 approx.)

Fitted with W/C, wash hand basin, storage cupboard housing boiler, heated towel rail, window to side, tiled flooring, fully tiled walls.

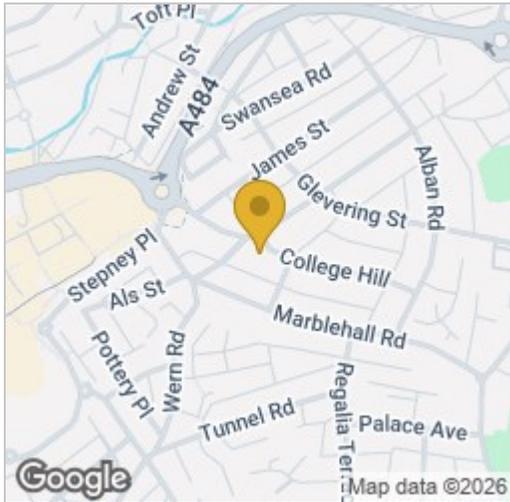
External

Front : gated courtyard garden.

Rear: Enclosed garden with decorative stone and raised lawn area leading to single detached garage.

Rear gated access.

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



- Mid-Terrace Property
- Three Bedrooms
- Newly Renovated Throughout
- On Road Parking To Front (Permit Required)
- Detached Single Garage To Rear
- Mains Gas, Electric Water & Drainage
- EPC - D
- Council Tax - D (October 2025)
- No Chain
- Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	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!

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A REVIEW**



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