



30 Goring Road, Llanelli, SA15 3HN £375,000

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WELCOME

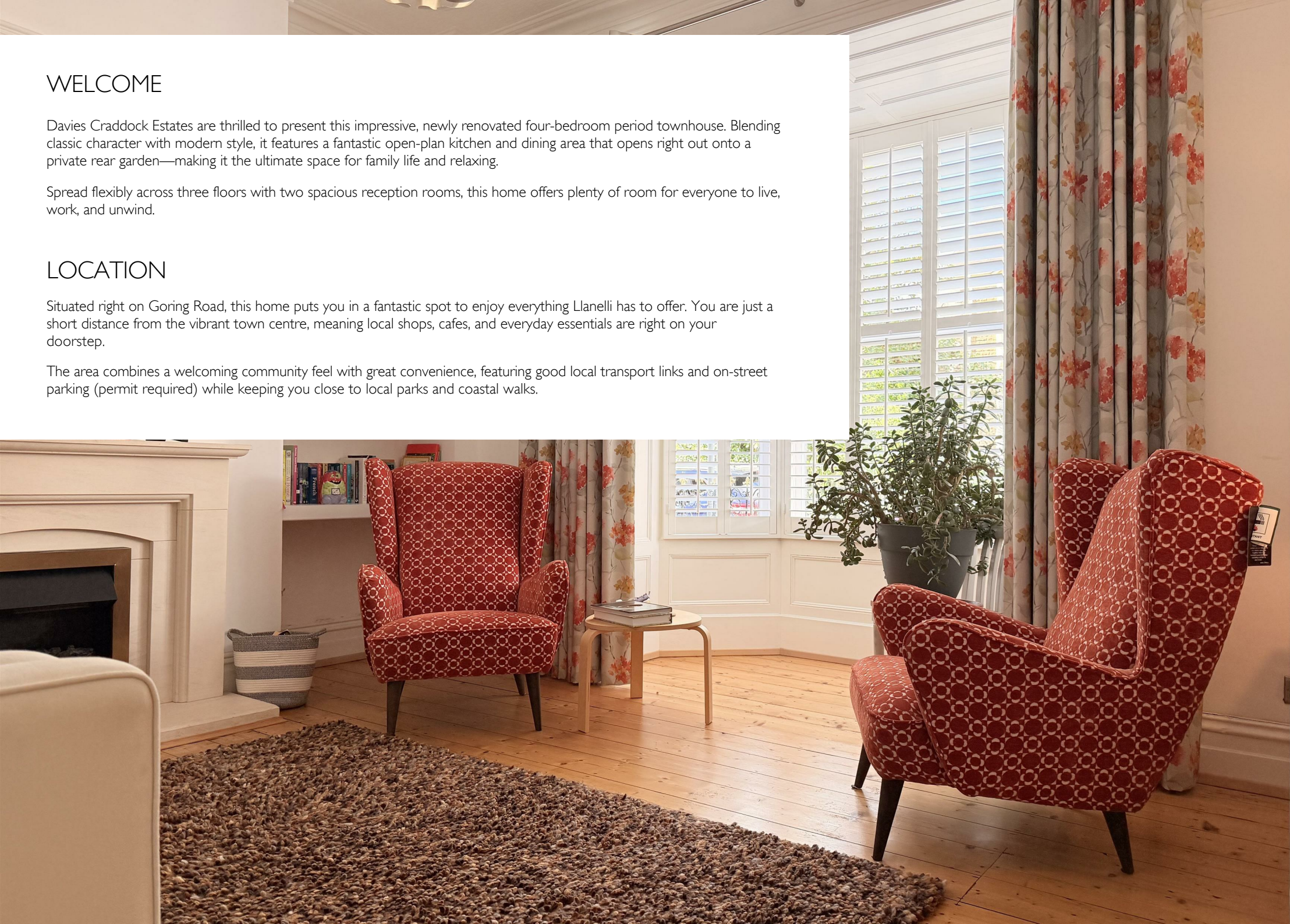
Davies Craddock Estates are thrilled to present this impressive, newly renovated four-bedroom period townhouse. Blending classic character with modern style, it features a fantastic open-plan kitchen and dining area that opens right out onto a private rear garden—making it the ultimate space for family life and relaxing.

Spread flexibly across three floors with two spacious reception rooms, this home offers plenty of room for everyone to live, work, and unwind.

LOCATION

Situated right on Goring Road, this home puts you in a fantastic spot to enjoy everything Llanelli has to offer. You are just a short distance from the vibrant town centre, meaning local shops, cafes, and everyday essentials are right on your doorstep.

The area combines a welcoming community feel with great convenience, featuring good local transport links and on-street parking (permit required) while keeping you close to local parks and coastal walks.



THE GROUND FLOOR

Stepping inside the ground floor, you are welcomed by a bright hallway that leads into two spacious and versatile reception rooms, perfect for relaxing or family living.

At the heart of the home is the newly extended open-plan kitchen and dining area, a stunning, well-appointed, and sociable space featuring integrated appliances designed for modern living and effortless entertaining.

With a seamless connection to the outdoors through the bi-folding doors, this area opens directly onto the enclosed rear garden, bringing a wonderful indoor-outdoor flow to everyday life.





THE FIRST & SECOND FLOOR

Heading upstairs, the property continues to impress with its generous and flexible three-storey layout. The upper levels host four well-proportioned bedrooms that provide plenty of space for a growing family, guests, or a dedicated home office.

The main family bathroom is conveniently located on the first floor to serve the bedrooms on that level. Reaching the second floor, the generous landing offers a fantastic extra space that is currently utilized as a cozy living area, alongside a private bathroom. This versatile setup adds a wonderful touch of flexibility, perfect as a quiet reading nook or a relaxed retreat away from the rest of the house.

Beautifully presented in keeping with the recent renovation, these rooms offer a bright and airy feel throughout, perfectly complementing the social living spaces downstairs.



EXTERNAL

Stepping outside, the property features an enclosed rear garden complete with a charming patio, a neat lawn area, and convenient rear access.

It offers a compact and private outdoor space to enjoy—ideal for outdoor dining during the warmer months or simply unwinding in your own peaceful haven away from the hustle and bustle of town.



ROOM DESCRIPTION

Entrance Vestibule
Wooden flooring, door into:

Hallway
Radiator, wooden flooring, stairs to first floor, under stairs storage.

Reception Room
13'8" x 15'2" approx.
Bay window to front, gas fire and surround, radiator, wooden flooring.

Open Plan Kitchen/Living/Dining Area
31'9" x 19'1" approx.
Fitted with wall and base units with two integrated NEFF ovens with heat tray and fridge/freezer, kitchen island with integrated sink, dishwasher and bin storage, wooden flooring with under floor heating, three Velux windows, bi folding doors to rear.

First Floor Landing
Split level landing, window to side.

Bathroom
8'9" x 6'11" approx.
Fitted with w/c, shower cubicle, panelled bath, tiled walls and tiled floor, radiator, two windows to side, opening into;

Utility
8'4" x 10'4" approx.
Fitted with two vanity hand wash basins, radiator, window to side, tiled walls and flooring, sliding mirrored doors, space for washing machine, tumble dryer, boiler (WORCESTER), hot water cylinder.

Bedroom One
13'10" x 12'10" approx.
Bay window to front, radiator, original grate feature fire and surround, wood flooring.

Bedroom Two
12'9" x 12'10" approx.
Window to rear, radiator, original grate fire and surround, wood flooring.

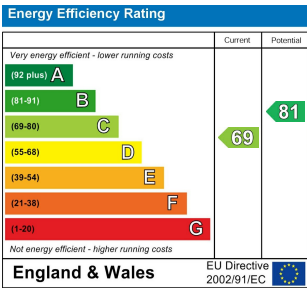
Bedroom Three
9'11" x 6'8" approx.
Window to front, radiator, wood flooring.

Second Floor Landing
Velux window to rear, loft access, radiator, vaulted ceiling.

Bedroom Four
14'3" x 12'5" approx.
Window to front, radiator, eaves storage, vaulted ceiling.

Bathroom
8'9" x 12'0" approx.
Fitted with w/c, hand wash basin, panelled bath, double shower, radiator, heated towel rail, tiled walls, laminate flooring, velux window to rear, vaulted ceiling.

External
Rear: Raised patio steps down to lawn and patio with a wooden storage shed. Rear gate access.



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.

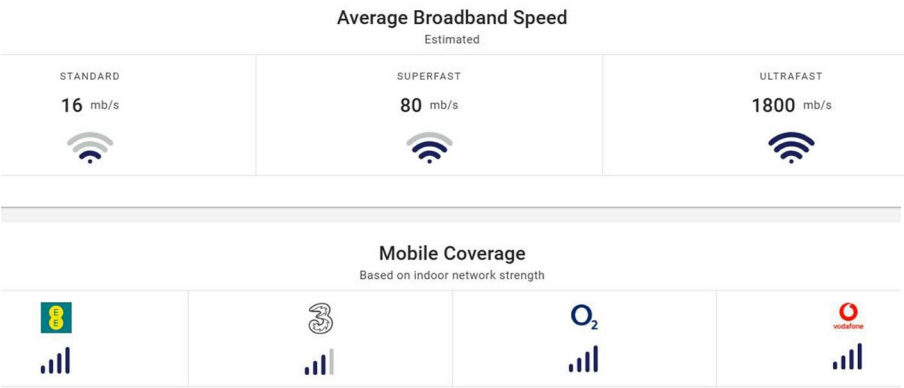
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

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.

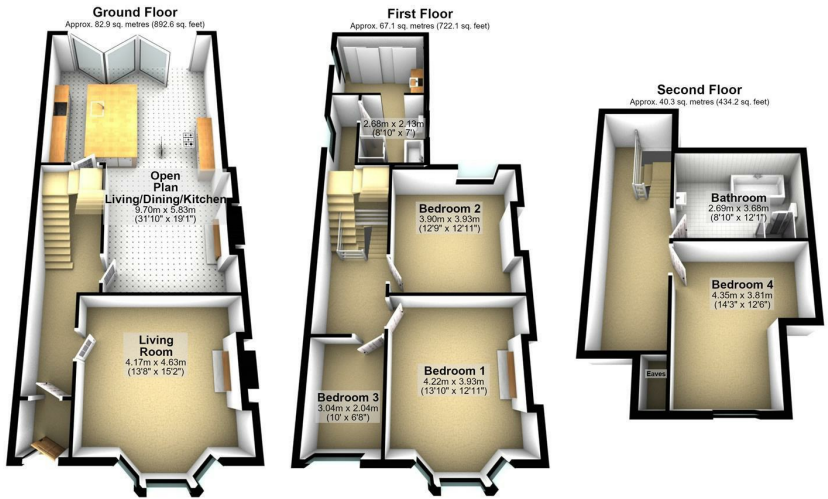
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- Impressive Four Bedroom Terraced Town House
- Two Generous Reception Rooms
- Freehold
- Mains Gas, Water, Electricity & Drainage
- EPC - C - Approx. 187m2
- Council Tax Band - E (Information

provided by the local authority, subject to change).

- On Street Parking (Permit Required)
- Versatile Accommodation Set Over Three Floors
- Recently Renovated Throughout
- Substantial Accommodation



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



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Reviews *****

