



8 The Nurseries, Llanelli, SA15 4BN
£169,995

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Davies Craddock Estates are pleased to present for sale this mid-terrace property situated in the popular residential area of The Nurseries, Llanelli.

The ground floor accommodation comprises a spacious, open-plan living and dining area alongside a functional kitchen, while the first floor offers three bedrooms, a shower room, and a convenient separate W/C. Externally, the property benefits from a neat front lawn and a fully enclosed rear garden featuring a patio, lawn area, and a variety of mature trees and shrubs. Additional highlights include gated side access and a private garage located to the rear, providing secure parking or extra storage.

Situated in the coastal village of Pwll, the property is positioned between Llanelli and Burry Port. It is well-placed for access to the Millennium Coastal Park for walking and cycling. Local amenities include a primary school, a community community centre, and a local shop and pub, with further shopping and supermarkets available a short drive away in Llanelli town centre and Trostre Retail Park.

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

Entrance Hallway

Laminate flooring, storge cupboard, radiator, door into:

Living Room

15'6" x 15'8" approx (4.73 x 4.78 approx)

Window to fore, feature fireplace with surround, wood panel walls, stairs to first floor, radiator, opening into:

Dining Area

15'6" x 10'4" approx (4.73 x 3.15 approx)

Glass doors to rear , radiator.





Kitchen

11'1" x 15'6" approx (3.38 x 4.73 approx)

Fitted with wall and base units with worktop over, space for washing machine, fridge freezer and cooker, sink and drainer, laminate flooring, part tiled walls, radiator, patio doors to rear.

Landing

Loft access, storage cupboard housing boiler (Baxi)

Bedroom One

11'11" x 8'10" approx (3.64 x 2.71 approx)

Window to rear, built in wardrobes, radiator.

Bedroom Two

11'8" x 9'2" approx (3.56 x 2.80 approx)

Window to front, fitted wardrobes, radiator.



Bedroom Three

6'0" x 7'7" approx (1.83 x 2.33 approx)

Window to front, radiator.



Shower Room

4'5" x 5'3" approx (1.37 x 1.62 approx)

Fitted with shower cubicle, pedestal wash hand basin, heated towel rail, window to rear, tiled walls and flooring.



Separate W/C

Fitted with W/C, window to rear, tiled flooring and walls.

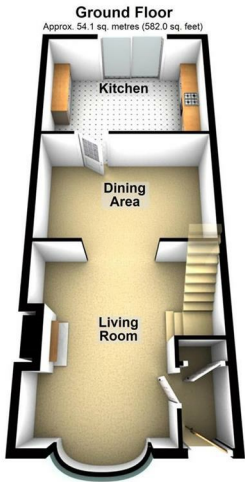
Externally

Enclosed rear garden with lawned and patio area.

Garage to rear

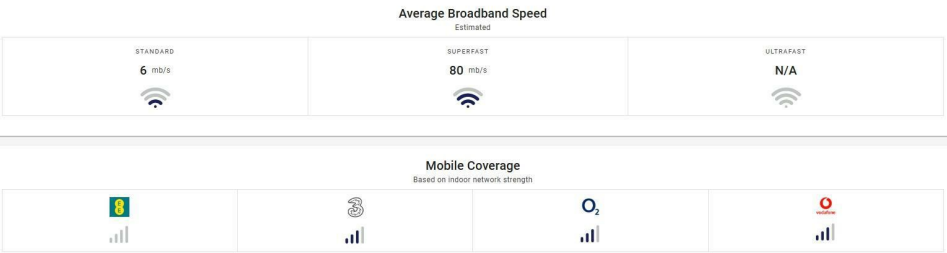


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



Total area: approx. 90.9 sq. metres (978.9 sq. feet)

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		
(21-38) F	49	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



- Mid Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Garage To Rear
- Mains Gas, Electric, Water & Drainage
- EPC - E (approx 82m2/882ft2)
- Council Tax - C (Provided by local authority, subject to change)
- Freehold
- No Chain
- Ideal First Time Buy

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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