



10 Penygaer Road, Llanelli, SA14 8RU
£279,995

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Davies Craddock Estates are pleased to present for sale this two bedroom detached property on Penygaer Road, Llanelli.

This well presented property offers a welcoming hallways leading to living/dining room, cloakroom and kitchen on the ground floor followed by two bedrooms and bathroom on the first floor.

To the front, a front garden laid to lawn with a private driveway leading to rear garden with patio area and tiered lawn area.

Situated in a sought after location and within walking distance of local Primary Schools and the town centre. The property has easy access to Felinfoel, Swiss Valley reservoir, and M4 link road at J48 and a short drive to Parc Trostre and Pemberton retail out of town shopping.

Early viewing is essential to see what this charming property has to offer. Briefly comprising of;

Entrance

Door into:

Hallway

Window to fore, stairs to first floor, original herringbone flooring, storage cupboard, radiator.

Cloakroom

Window to side, tiled flooring, fully tiled walls, W/C, wash hand basin set in vanity unit, radiator.





Lounge Diner

21'9" x 13'10" approx (6.65 x 4.24 approx)

Windows to fore and rear, French doors to rear, original herringbone flooring, feature fireplace with gas fire, two radiators.

Kitchen

11'1" x 9'11" approx (3.38 x 3.04 approx)

Window to rear, door to side, tiled flooring, partly tiled walls, wall and base units with worktop over, integrated fridge, freezer and washing machine, sink drainer with mixer tap, storage cupboard, radiator.



First Floor Landing

Window to fore, two storage cupboards one housing boiler.

Bedroom One

13'8" x 11'11" approx (4.17 x 3.65 approx)

Windows to fore and rear, radiator.

Bedroom Two

13'11" x 10'0" approx (4.26 x 3.05 approx)

Window to rear, storage cupboard, radiator.

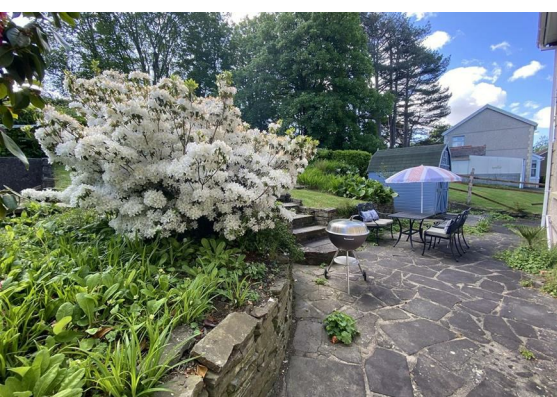


Bathroom

Two windows to rear, tiled flooring, fully tiled walls, W/C, pedestal wash hand basin, bath, loft access, radiator.

Externally


Lawned area to fore with driveway to side. Tiered garden to rear with patio area, mature plants and lawned areas.

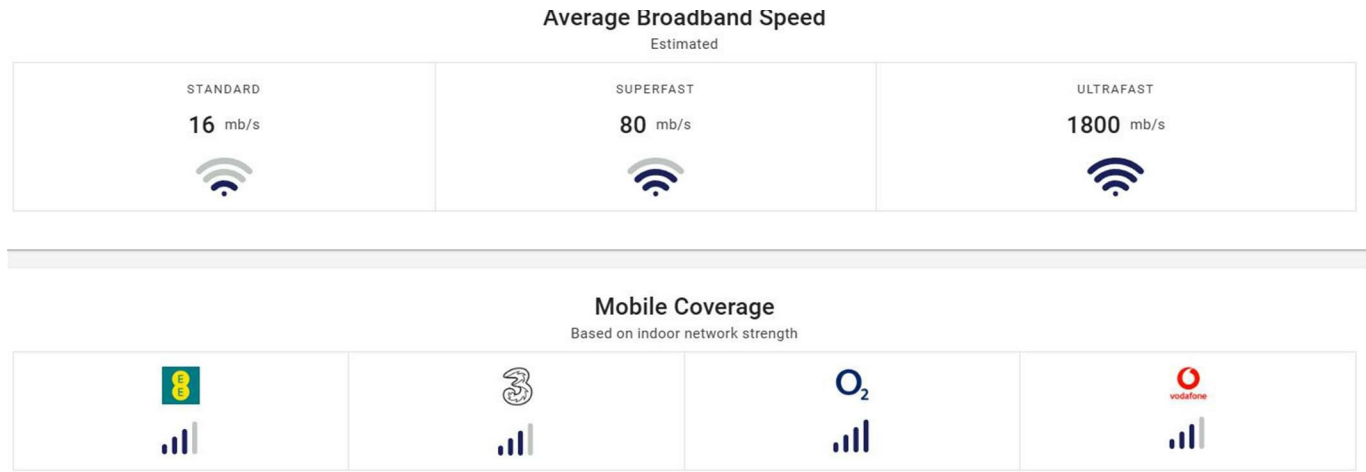


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached Property
- Two Bedrooms
- Driveway
- Front and Rear Garden
- EPC = D
- Approx 96m2
- Council Tax - D (May 2025)
- Mains Gas, Electric, Water & Drainage
- Freehold
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



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 firms 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 fitments 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.