



50 Gelli Road, Llanelli, SA14 9AA

£225,000



Davies Craddock Estates are pleased to present for sale this semi-detached property situated on Gelli Road, Llanelli.

Conveniently located within a well-established residential area, the property enjoys easy access to local amenities, reputable primary and secondary schools, and regular public transport links. Llanelli town centre and the Millennium Coastal Park are just a short drive away, offering a wide array of retail shops, leisure facilities, and scenic coastal walks. Excellent road connections via the A484 provide smooth commuting routes to Swansea and Carmarthen.

The ground floor offers a welcoming entrance hallway leading into two spacious reception rooms and a conservatory. The kitchen features a pantry and connects seamlessly to a practical utility room and cloakroom—all arranged in a functional wrap-around layout.

On the first floor, the accommodation comprises three bedrooms and a family shower room.

Externally, the property benefits from a generous driveway providing ample off-road parking, leading to a substantial garage/workshop. To the rear is a fully enclosed, cozy garden featuring a patio and lawn, complete with secure gated side access.





Entrance Hallway

Wooden flooring, radiator, stairs to frost floor, understairs storage.

Reception One

10'5" x 12'8" approx. (3.20 x 3.88 approx.)

Bay window to front, two radiators, open fireplace, wooden flooring.

Reception Two

12'0" x 11'1" approx. (3.66 x 3.40 approx.)

Wooden flooring, radiator, open grate fireplace and surround, sliding door to rear



Kitchen

11'10" x 10'3" approx. (3.61 x 3.13 approx.)

Fitted with base units with worktop over, sink and drainer with mixer tap, oven and gas hob, tiled splash backs, laminate flooring, radiator, two windows to side. pantry.

Utility/Cloakroom

Fitted with W/C, hand wash basin, radiator, tiled flooring, two windows to rear. Boiler (WORCESTER)

Conservatory

9'3" x 9'8" (2.84 x 2.96)

Tiled flooring, radiator, patio doors to rear.



Landing

Window to side,

Bedroom One

12'9" x 11'11" approx. (3.91 x 3.64 approx.)

Bay window to front, radiator, open grate fire and surround.

Bedroom Two

11'3" x 11'11" approx. (3.45 x 3.64 approx.)

Window to rear, radiator, open grate fire and surround.

Bedroom Three

7'2" x 7'6" approx. (2.19 x 2.31 approx.)

Window to front, radiator.



Shower Room

Fitted with W/C, hand wash basin, walk in shower, radiator, heated towel rail, tiled flooring, part tiled walls, window to rear, loft access.

External

Enclosed rear garden with side gated access. Patio and lawn areas.

Garage

42'9" x 12'4" (13.04 x 3.77)

Sliding door to front.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

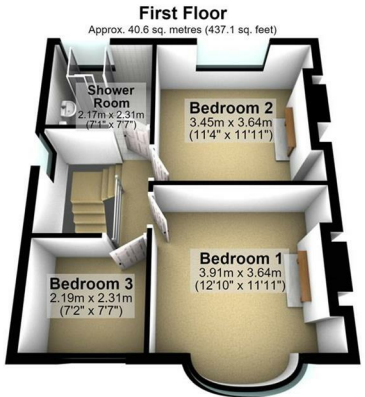
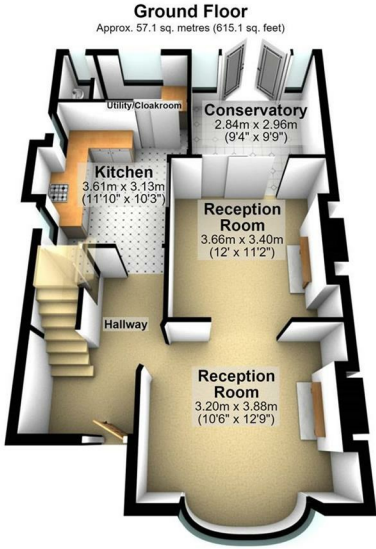


Average Broadband Speed		
Estimated		
STANDARD	SUPERFAST	ULTRAFAST
8 mb/s	80 mb/s	10000 mb/s
		

Mobile Coverage			
Based on indoor network strength			
			

- Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Driveway
- Garage/Workshop
- EPC - TBC

- Mains Gas, Electric, Water & Drainage
- Council Tax Band - C (Information provided by the local authority, subject to change).
- Freehold
- No Chain



Total area: approx. 97.8 sq. metres (1052.2 sq. feet)

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



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Google
Reviews ★★★★★

