



82 Stryd Bennett, Llanelli, SA15 4DE
£164,995

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Davies Craddock Estates are delighted to present this well presented, two-bedroom end terrace property on Stryd Bennett, Llanelli.

Nestled in the highly sought-after Stradey development, the ground floor accommodation features a convenient cloakroom, a welcoming living room with patio doors giving direct access to the garden, and a modern kitchen. Upstairs, you will find two comfortable bedrooms alongside the family bathroom. Externally, the property boasts fully enclosed rear garden, mostly laid to lawn.

Ideally situated, the home offers quick and easy access to local schools and Llanelli Town Centre, while being just a stone's throw away from the scenic Sandy Water Park and Llanelli Beach.

Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

Please Note - An annual maintenance charge of approximately £190 is payable to Remus Management.





Entrance

Gated entrance with decorative stone, door into;

Hallway

Laminate flooring, storage cupboard, radiator.

Cloakroom

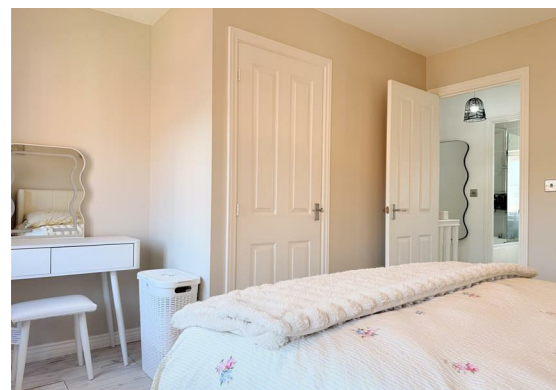
3'0" x 5'11" approx. (0.92 x 1.81 approx.)

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

Kitchen

6'3" x 8'11" approx. (1.92 x 2.72 approx.)

Fitted with wall and base units with worktop over, oven and gas hob with extractor hood over, sink and drainer with mixer tap, space for fridge freezer & washing machine, window to front, tiled flooring, radiator.



Living Room

14'0" x 12'9" approx. (max) (4.29 x 3.91 approx. (max))

Laminate flooring, stairs to first floor, two radiators, double doors and windows to rear.



Landing

Loft access

Bedroom One

11'5" x 12'9" approx. (max) (3.48 x 3.89 approx. (max))

Two windows to rear, laminate flooring, storage cupboard, radiator.

Bedroom Two

6'4" x 10'11" approx. (1.95 x 3.34 approx.)

Window to front, radiator.



Bathroom

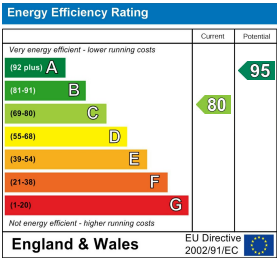
6'1" x 6'5" approx. (1.87 x 1.98 approx.)

Fitted with W/C, hand wash basin, panelled bath with shower over, window to front, radiator , tiled walls and flooring.



External

Enclosed rear garden laid to lawn with side gated 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.

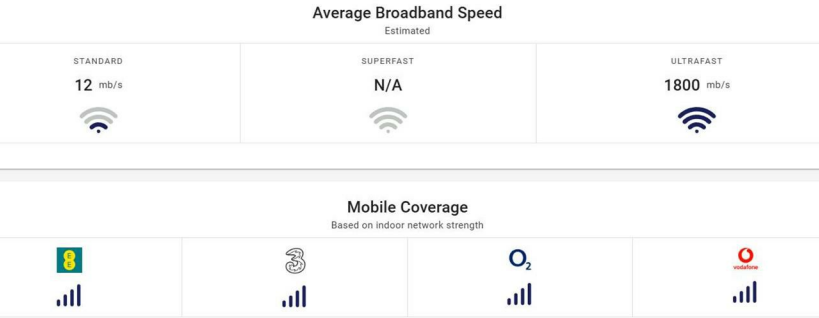
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

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.

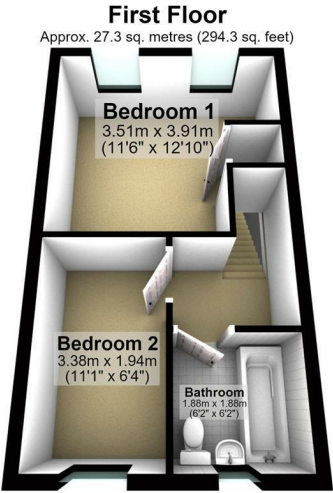
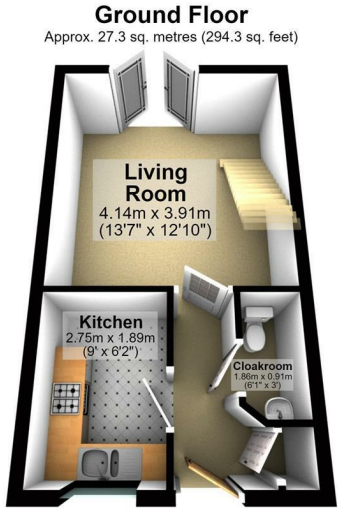
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

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.



- End Terrace House
- Two Bedrooms
- Enclosed Garden
- Two Allocated Parking Spaces
- Mains Gas, Electric, Water & Drainage
- EPC - C

- Approx 54 m2
- Council Tax - C (provided by local authority, subject to change)
- Freehold
- Annual Maintenance fee payable £190pa



Total area: approx. 54.7 sq. metres (588.7 sq. feet)

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



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Google
Reviews *****

