



I Wauneos, Llanelli, SA15 4EA
£259,995

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Davies Craddock Estates are pleased to offer for sale this characterful three-bedroom semi-detached property, situated in the popular coastal village of Pwll, Llanelli.

The property offers a versatile layout arranged over two floors and provides an excellent opportunity for buyers looking to create a home suited to their own requirements. The ground-floor accommodation includes an entrance porch, an understairs cloakroom, two separate reception rooms and a kitchen/diner. The two reception rooms provide flexibility for use as living and dining areas, while the kitchen/diner offers a practical space for everyday family life and entertaining.

To the first floor are three bedrooms and a shower room, providing accommodation suitable for a range of prospective purchasers, including families, couples and those requiring additional space for guests or home working.

Externally, the property benefits from a driveway providing off-road parking and leading to a garage. To the rear is an enclosed, tiered garden, offering defined outdoor areas with scope for seating, planting and general recreation, subject to the purchaser's individual requirements.

Pwll is conveniently positioned between Llanelli and Burry Port, with access to a range of local amenities, schools, shops and transport connections. The property is also well placed for the Millennium Coastal Path and the wider Carmarthenshire coastline, providing opportunities for walking, cycling and enjoying the nearby coastal surroundings.

The property is offered for sale with no onward chain. Early viewing is recommended to appreciate the accommodation, character and potential available.





Entrance Porch

Door into;

Hallway

Laminate flooring, radiator, stairs to first floor, understairs W/C.

W/C

Understairs - Fitted with W/C, hand wash basin vanity unit, storage box (housing fuse box) vinyl flooring.

Reception One

13'3" x 11'10" approx. (4.06 x 3.63 approx.)

Bay window to front, radiator, laminate flooring, fireplace.



Reception Two

12'7" x 11'10" approx. (3.85 x 3.63 approx.)

Window to rear, radiator, laminate flooring, fireplace.



Kitchen/Diner

11'11" x 25'6" approx. (max) (3.64 x 7.78

approx. (max))

Fitted with wall and base units with worktop over; integrated fridge, sink and drainer with mixer tap, oven and hob with extractor hood over; space for washing machine and tumble dryer. Tiled splash backs, tiled flooring, two radiators, spot lights window to rear and side, door to side.

Stairs and Landing

Window to side, laminate flooring,



Bedroom One

13'1" x 11'10" approx. (4.00 x 3.63 approx.)

Window to rear, fitted wardrobes, radiator, laminate flooring,

Bedroom Two

12'9" x 10'11" approx. (3.91 x 3.35 approx.)

Window to front, radiator, laminate flooring,

Bedroom Three

8'0" x 8'0" approx. (2.46 x 2.44 approx.)

Window to front, radiator, laminate flooring,

Shower Room

8'11" x 8'0" approx. (2.73 x 2.46 approx.)

Fitted with W/C, hand wash basin vanity unit, double shower, wall mounted mirror cabinet, heated towel rack, storage cupboard (housing boiler - WORCESTER) part tiles walls, laminate flooring, window to side.

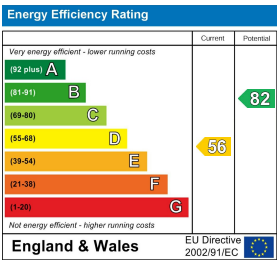


External

Initial shared driveway leading to own driveway and garage and lawn area to front. To the rear, enclosed tiered garden with patio area with steps up to lawn areas, with wooden shed.

Garage

Roller door to front, windows to side and rear, electrics.



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.

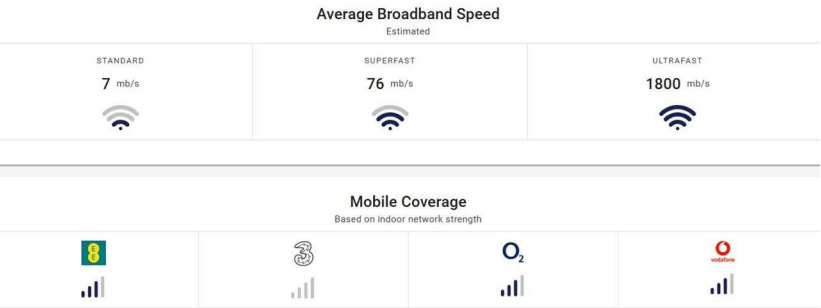
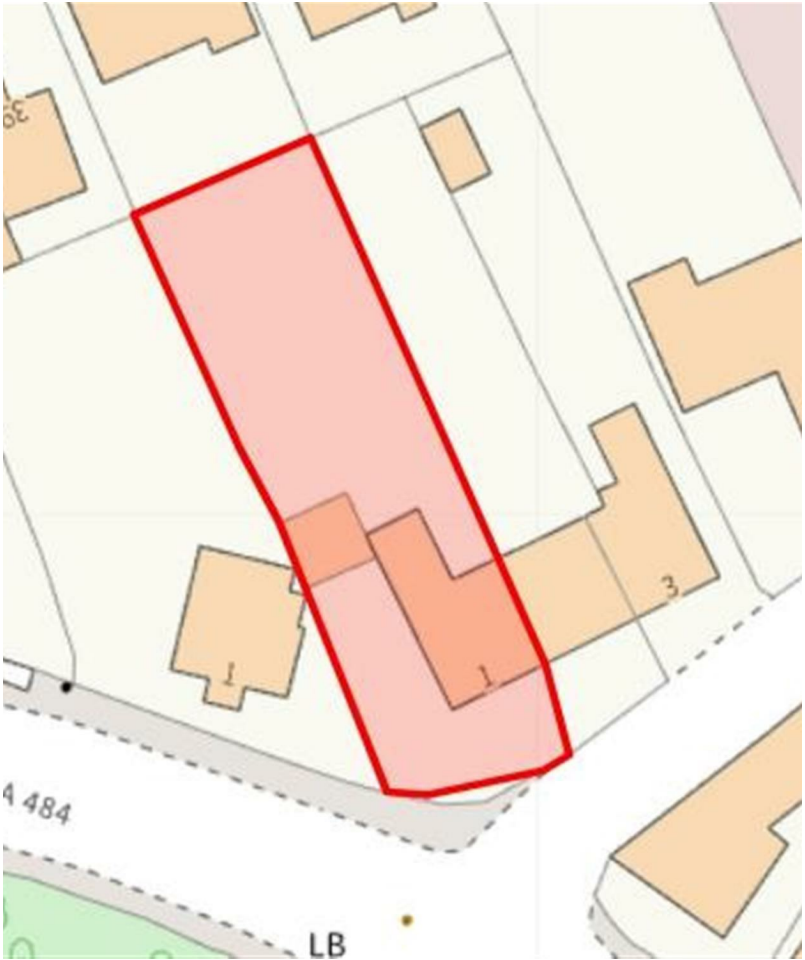
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

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.

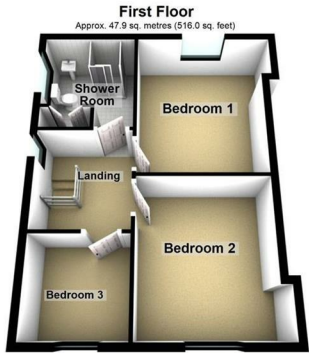
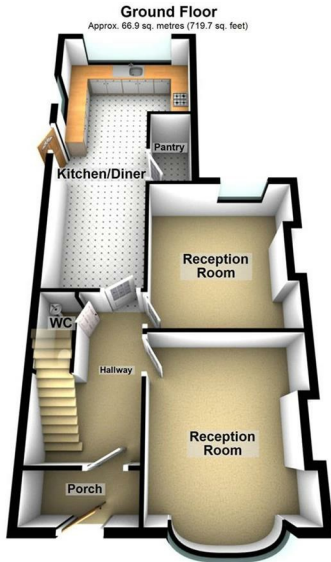
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

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.



- Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Driveway & Garage
- Enclosed Tiered Garden
- Mains Gas, Electric, Water & Drainage

- EPC - D (Approx. 109m²/1173sqft)
- Council Tax - C (Provided by local authority, subject to change)
- Freehold
- No Chain



Total area: approx. 114.8 sq. metres (1235.8 sq. feet)

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



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Reviews ★★★★★

