



74 Pen Y Wern, Llanelli, SA15 4DG
£199,995

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Davies Craddock Estates are pleased to present for sale this exceptional semi-detached property in Pen y Wern, Llanelli.

Renovated to a meticulous, uncompromising standard, this ready-to-move-in home showcases high-spec finishes and thoughtful detail throughout.

Boasting strong kerb appeal, the front provides a spacious driveway for off-road parking, leading to a stunning enclosed rear garden complete with sleek paved patio areas, a sheltered outdoor seating spot, a lush lawn, and mature plants. The ground floor offers a bright and airy living room alongside a stylish, well-appointed modern kitchen/diner, while the first floor features three bedrooms and a contemporary family shower room.

Ideal for modern living, the outdoor space also benefits from a dedicated garden office and a separate outbuilding perfect for a workshop or storage, complete with W/C.

Ideally situated in Pen y Wern, the home is close to reputable schools, local shops, Llanelli town centre, Trostre and Pemberton Retail Parks, and key transport links into the M4 corridor.

Early viewing is essential to see what this well presented home has to offer.





Entrance Hallway

Tiled flooring, stairs to first floor.

Living Room

16'11" x 12'8" approx. (5.17 x 3.87 approx.)

Window to front and rear with fitted blackout blinds, two radiators, wood effect laminate flooring.

Kitchen/Diner

16'11" x 12'10" approx. (5.17 x 3.92 approx.)

Fitted with wall and base unit with worktop over, sink and drainer with mixer tap, oven and hob with extractor hood over, space for fridge/freezer, washing machine & dishwasher, radiator, tiled splash backs, tiled flooring, understairs storage cupboard, window to front with fitted blackout blinds, window to rear, external door to rear.

Landing

Radiator, window to rear with fitted black out blinds, wood effect laminate flooring. Fitted with PIV machine.

Bedroom One

12'1" x 13'0" approx. (3.70 x 3.98 approx.)

Window to front with fitted blackout blinds, radiator, wood effect laminate flooring .

Bedroom Two

12'1" x 12'5" approx. (3.70 x 3.81 approx.)

Window to front with fitted blackout blinds, wood effect laminate flooring. Loft access - Part boarded - housing boiler (WORCESTER - Still in 10yr guarantee)

Bedroom Three

7'8" x 10'2" approx. (2.35 x 3.10 approx.)

Window to rear with fitted blackout blinds, radiator, wood effect laminate flooring.

Shower Room

7'3" x 6'2" approx. (2.23 x 1.89 approx.)

Fitted with W/C and hand wash basin vanity units, double shower cubicle, heated towel rail, tiled walls and flooring, window to rear.

External

Front : Driveway for multiple vehicles with bollards, edged with mature trees/shrubs.

Rear : Enclosed landscaped garden with paved patio areas and lawn. Garden Office and Storage/Workshop.

Office

5'3" x 6'8" approx. (1.61 x 2.05 approx.)

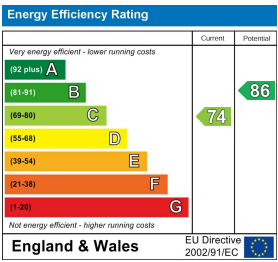
Window to side, wood effect laminate flooring, full electrics and lighting.

Storage/Workshop

9'10" x 18'2" approx. (max) (3.02 x 5.54 approx. (max))

Fitted with W/C, hand wash basin, window to rear, external door to side and front, full electric and lighting.





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.

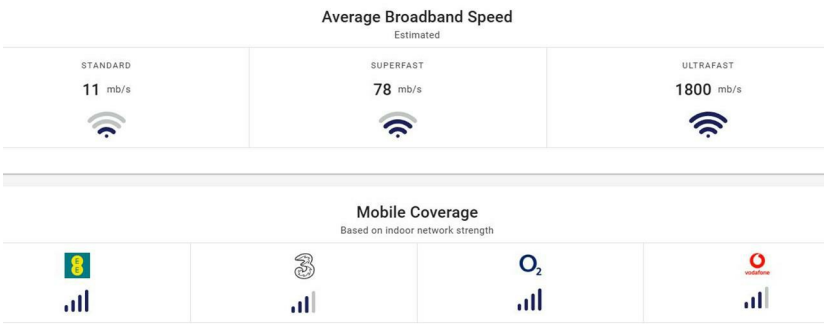
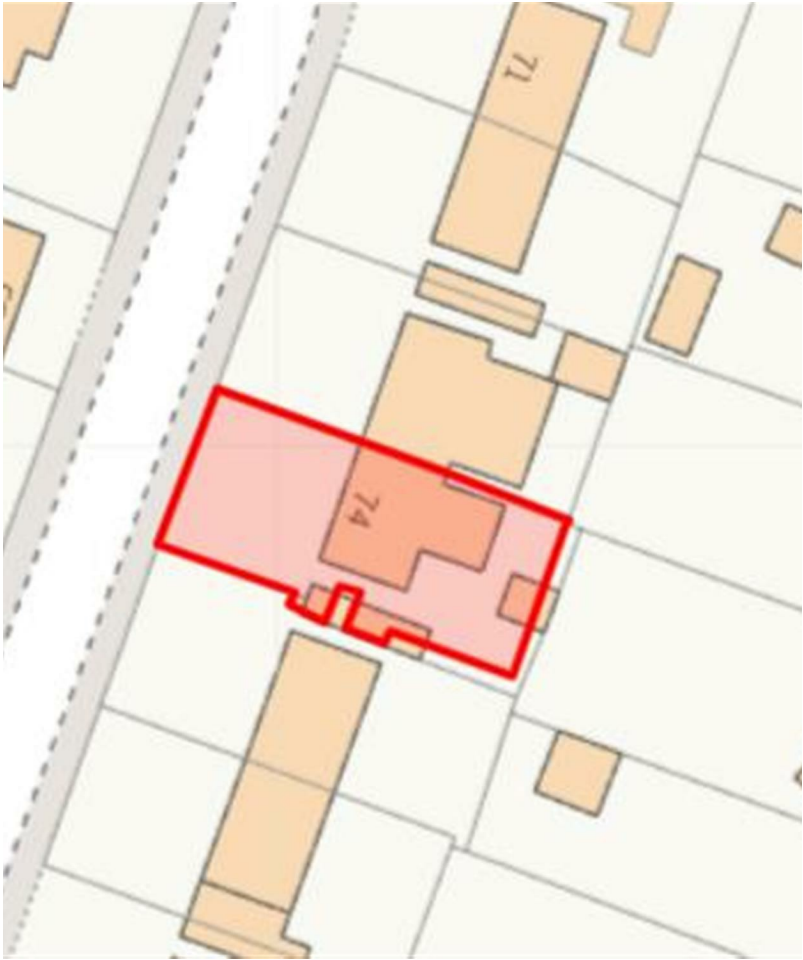
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

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.

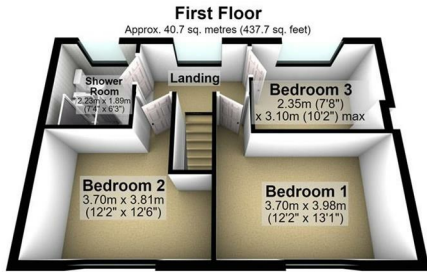
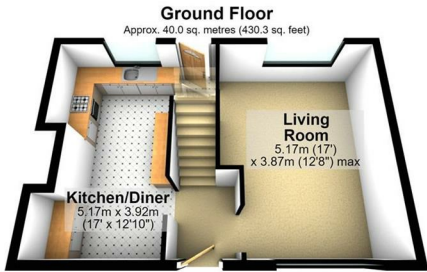
Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form 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
- Driveway
- Enclosed Rear Landscaped Garden
- Mains Gas, Electric, Water & Drainage
- EPC - C Approx. 81m2/872 sq ft
- Council Tax - B (Provided by the local authority, subject to change).
- Freehold
- Beautifully Decorated
- Viewing Essential



Total area: approx. 80.6 sq. metres (868.0 sq. feet)

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



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Reviews *****

