



57 Rehoboth Road, Llanelli, SA15 5DJ

£359,995

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Davies Craddock Estates are pleased to present this detached dormer bungalow, offering a perfect blend of versatile living space, comfort, and contemporary charm within the highly sought-after semi-rural village location of Rehoboth Road, Five Roads.

Set back on a generous plot, the property opens into a welcoming layout that prioritises both family living and effortless adaptability. The ground floor features a bright and spacious living room filled with natural light, a separate dedicated dining room ideal for formal gatherings, and a well-appointed kitchen complete with a stylish central island that serves as the perfect hub for socialising. Highlighting the property's incredible versatility, the ground floor also accommodates a modern family bathroom and a generous downstairs bedroom; this flexible space could easily be utilised as a third reception room. Upstairs, the first floor opens up to reveal two further well proportioned bedrooms, including a master bedroom complete with its own private en-suite shower room.

Externally, the property boasts fantastic curb appeal with a neat front lawn and a private driveway providing off-road parking. To the rear, the fully enclosed garden provides a wonderful, secure outdoor space, thoughtfully landscaped with a blend of lush lawn, low-maintenance gravel section, and a paved patio area.

Perfectly positioning you to enjoy a peaceful village lifestyle, the home is within walking distance of the newly built Five Roads Primary School. It also benefits from excellent commuter links, offering a direct drive into Llanelli Town and Trostre & Pemberton Retail Parks and coastal amenities, or easy access to the bustling market town of Carmarthen.

With no onward chain, early viewing is essential to see what this property has to offer.





### **Entrance Hallway**

Wood effect laminate flooring, radiator, spot lights, stairs to first floor, under stairs storage cupboard.

### **Bedroom**

Widow to front, radiator.

### **Living Room**

Window to front and side, radiator, wood effect laminate flooring, opening into;

### **Dining Room**

Two windows and Velux to rear, vaulted ceiling, radiator, tiled flooring, storage cupboard (housing boiler)



### **Bathroom**

Fitted with W/C, hand wash basin, free standing bath, walk-in shower, heated towel rail, obscure glazed window to side.

### **Kitchen**

Fitted with wall and base units with worktops over, sink and drainer with mixer tap, free standing oven with 5 ring gas hob with extractor hood over, integrated coffee machine, dish washer, space for fridge freezer and washing machine, island with seating space, window and velux to rear, tiled flooring.



### **Landing**

### **Bedroom**

Velux window to front, windows to side and rear, radiator.

### **En-Suite**

Fitted with W/C, hand wash basin, shower cubicle, heated towel rail, tiled flooring, eaves storage cupboard, sky light.



### **Bedroom**

Velux window to front, windows to side and rear, radiator, eaves storage.

### **External**

Front : Lawn with driveway for off road parking, gated access on both sides.

Rear : Enclosed garden with lawn patio and gravelled areas.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(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.

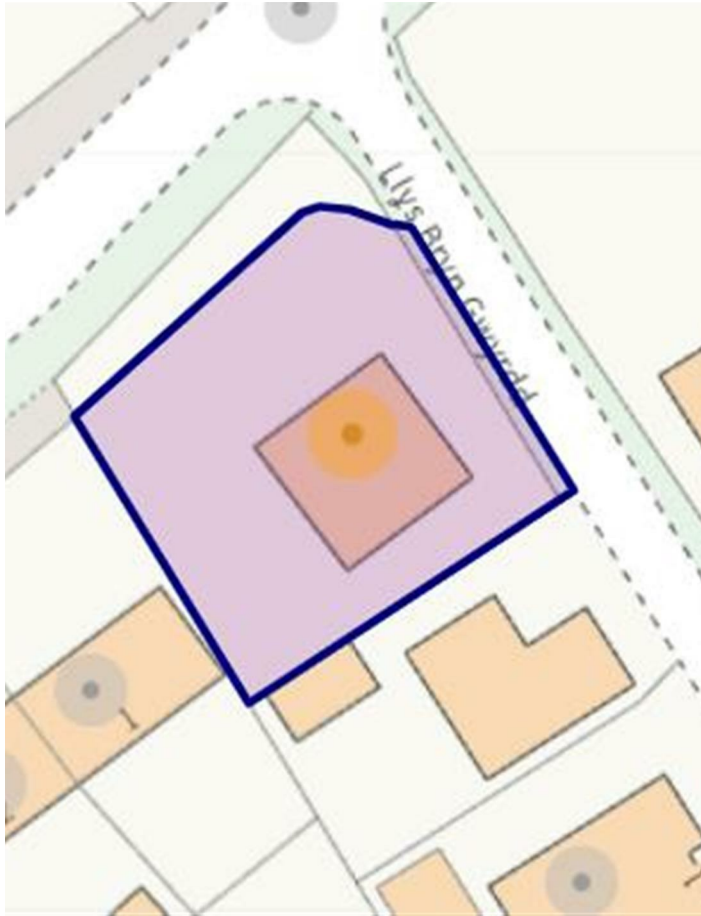
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

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.

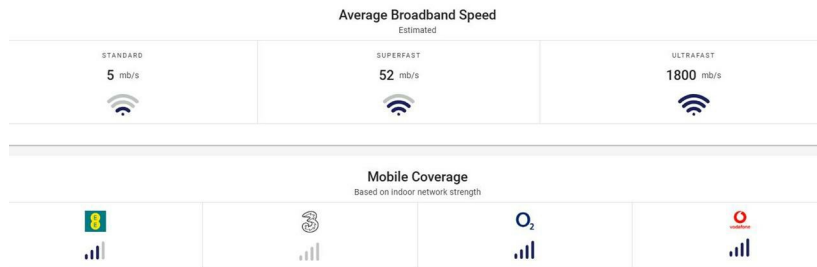
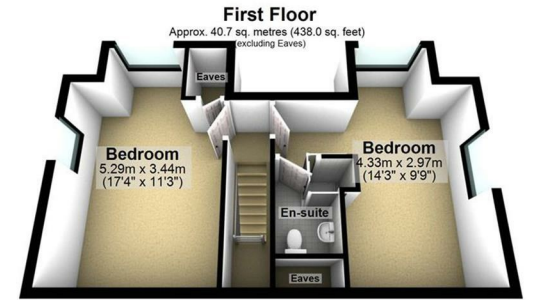
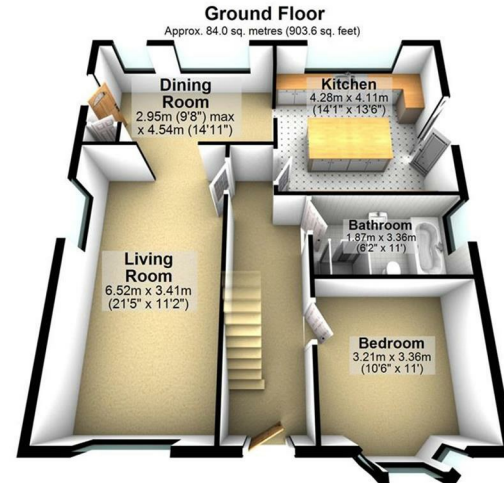
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- Detached Doma Bungalow
- Three Bedrooms
- Two Reception Rooms
- Driveway
- EPC - D
- Council Tax - D (provided by local authority, subject to change)

- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain
- Viewing Essential



We'd love to hear what you think!

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A REVIEW



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Google  
Reviews

