



5 Old Road, Llanelli, SA15 3HR
£299,995

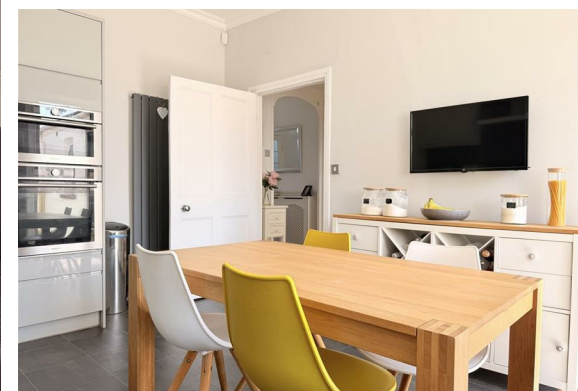


Davies Craddock Estates are pleased to offer an exceptional opportunity to acquire a substantial and deceptively spacious mid-terrace property on the highly sought-after Old Road, Llanelli.

Arranged over four distinct floors, this incredible family home perfectly balances traditional proportions with unparalleled modern versatility. The ground floor welcomes you with the entrance hallway with a bright, airy living room, alongside a well-appointed, light-filled modern kitchen that leads directly out to the outdoor space, with a convenient shower room also located on this level. From here, stairs lead down to an impressive basement conversion, currently utilised with a cosy cinema room, a separate home office space perfect for remote working, a practical utility area, and a convenient additional bathroom. Moving upstairs, the first floor features a spacious landing with built-in storage, giving access to three of the bedrooms. The fourth bedroom is privately situated on the top floor, benefiting from its own convenient cloakroom.

Externally, the property features a beautifully structured tiered rear garden providing lovely spaces for outdoor entertaining. To the rear of the garden sits a fantastic detached garage, currently fully converted and utilized as a home gym business with independent rear access—offering an ideal setup for a home business, a premium private fitness space, or easily reverting back to substantial secure parking.

Early viewing is essential to truly appreciate the sheer scale, location, and lifestyle flexibility on offer.





Entrance Vestibule

Tiled flooring, door into;

Hallway

Radiator; wood effect flooring, stairs to first floor; under stairs storage, stairs down to lower level.

Living Room

11'4" x 13'10" approx. (3.47 x 4.24 approx.)

Window to front, radiator, open grate fire and surround, wood effect flooring.

Kitchen

14'10" x 12'2" approx. (4.53 x 3.73 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, mid level oven, hob with extractor hood over, integrated microwave, fridge/freezer and dishwasher. Vinyl flooring, window and external door to rear.

Shower Room

Fitted with WC, hand wash basin vanity, double walk in shower with glass screen, mirrored wall cabinet, radiator, tiled walls, vinyl flooring, window to side and rear.

Landing

Window to rear, radiator, stairs up to second floor.

Bedroom One

13'7" x 9'3" approx. (4.16 x 2.84 approx..)

Window to rear, radiator, built in wardrobes/storage.

Bedroom Two

12'7" x 9'7" approx. (3.84 x 2.93 approx.)

Window to front, radiator.

Bedroom Three

8'0" x 8'3" approx. (2.46 x 2.54 approx.)

Window to front, radiator. Built in wardrobe/storage.

Bedroom Four

15'8" x 15'4" approx. (4.79 x 4.68 approx.)

Three velux windows, built in wardrobes radiator, vaulted ceilings, eaves storage, laminate flooring. Storage housing boiler (BAXI)

Cloakroom

Fitted WC, hand wash basin, radiator, velux window.

Basement

16'6" x 18'2" approx. (5.04 x 5.56 approx.)

Tiled flooring, multiple storage cupboards, two radiators, external door to rear, separate room - 2.20 x 2.99 approx.

Bathroom

9'5" x 4'9" apporrox. (2.88 x 1.46 approx..)

Fitted with WC, hand wash basin, panelled bath, heated towel rail, tiled walls and flooring, window to rear and side.

External

Raised area with artificial lawn with steps down to patio area and lawn area, leading down to detached garage. Further steps to

Garage

33'0" x 18'0" approx. (10.07 x 5.51 approx.)



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.

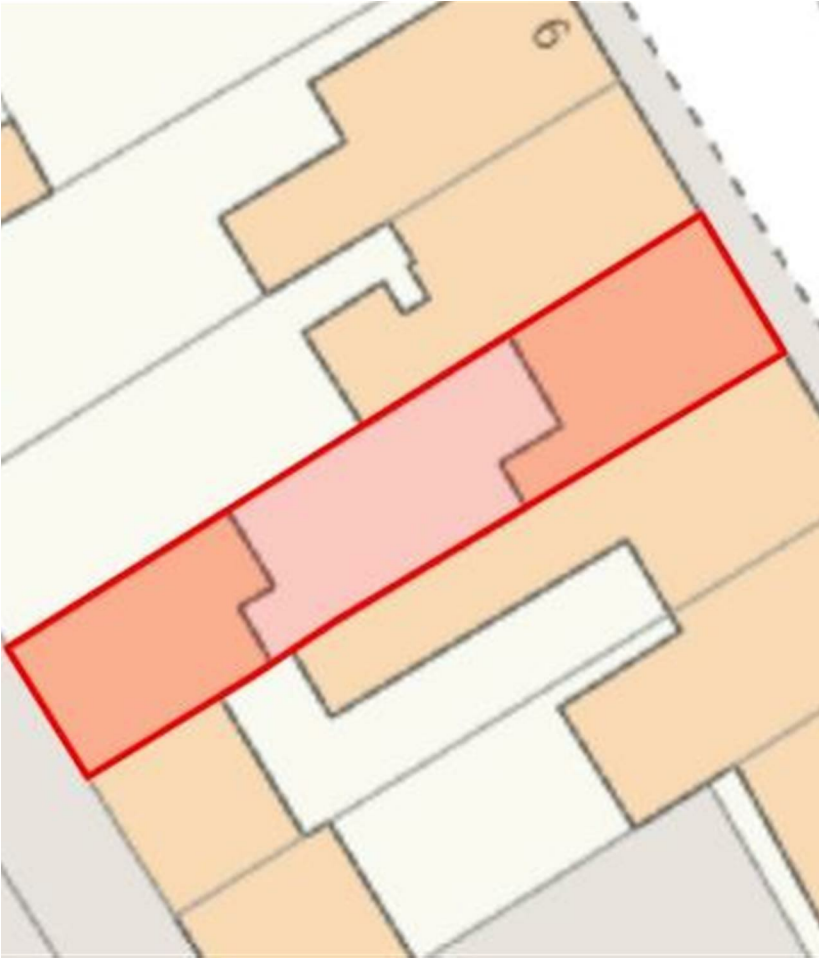
We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

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.

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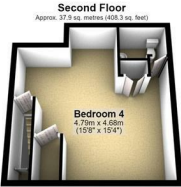
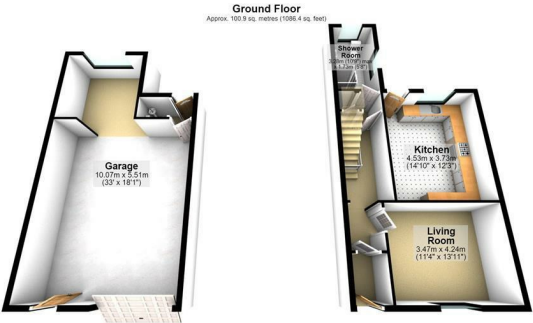


Average Broadband Speed		
Estimated		
STANDARD	SUPERFAST	ULTRAFAST
16 mb/s	71 mb/s	1800 mb/s
		

Mobile Coverage			
Based on indoor network strength			
			

- Mid-Terrace Property
- Set Over Four Floors
- Four Bedrooms
- Basement Rooms
- Enclosed Tiered Garden With Detached Garage
- EPC - TBC

- Council Tax - D (provided by local authority, subject to change)
- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain



Total area: approx. 226.1 sq. metres (2433.6 sq. feet)

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



SCAN ME
Google
Reviews ★★★★★

