



20 Maes Yr Efail, Llanelli, SA14 8WD

£340,000

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Davies Craddock Estates are delighted to present for sale this charming detached property situated in the sought-after, cosy cul-de-sac setting of Maes Yr Efiâl, Llangennech.

A generous driveway provides ample off-road parking and leads directly to the welcoming entrance. Internally, the ground floor accommodation is designed for modern living, beginning with a spacious living room that flows seamlessly into the dedicated dining area. The property also benefits from a second reception room, which is a recent high-quality garage conversion, offering superb flexibility as a home office, playroom, or snug.

Off the dining area, you will find a well-appointed kitchen complemented by a practical utility room and a convenient cloakroom. Adding significant living space, a generous conservatory is positioned at the rear, providing a tranquil spot with views overlooking the private garden. Upstairs, the property features three well-proportioned bedrooms. The master bedroom boasts the added convenience of an en-suite shower room, and the floor is completed by a contemporary family bathroom.

Externally, the private rear garden is beautifully maintained and thoughtfully split into sections. It features attractive patio areas, perfect for outdoor entertaining and dining, alongside neat lawn areas. The garden is surrounded by mature trees and shrubs.

Llangennech provides a strong community feel with local amenities close at hand, including shops, pubs, and both primary and secondary schools. Excellent road links are a major feature, with M4 Junction 48 just a short drive away, providing effortless access to Swansea, Llanelli Town Centre, and the popular Trostre Retail Park. A true gem for families and commuters alike.

Early viewing is essential to see what this property has to offer:

Entrance Porch

Door into:

Hallway

Stairs to first floor, laminate flooring, radiator.

Reception Room

11'8" x 8'9" approx. (3.57 x 2.69 approx.)

Window to fore, laminate flooring, storage cupboard, gas heater, radiator.

Living Room

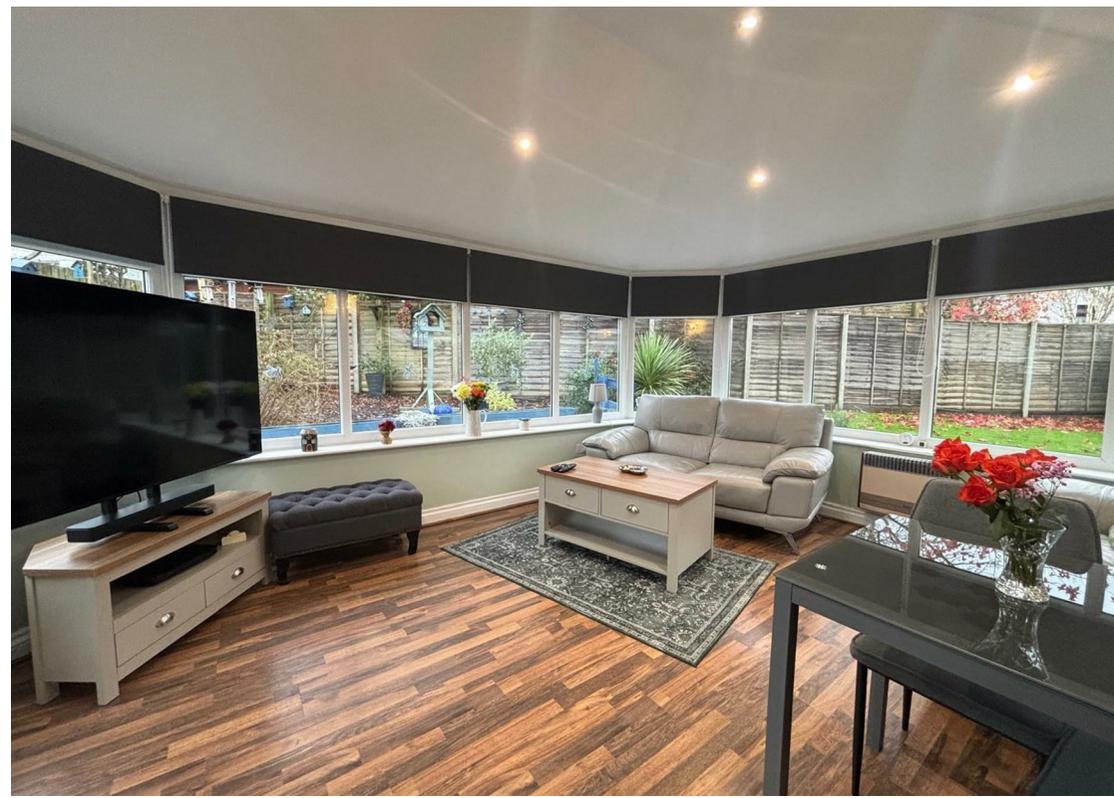
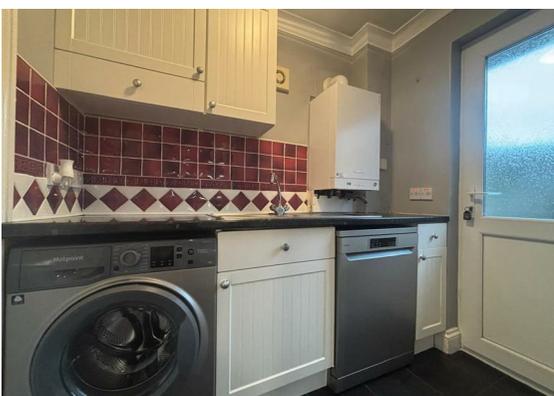
14'4" x 14'4" approx. (4.38 x 4.38 approx.)

Window to fore, gas fire and surround, radiator.

Dining Room

11'4" x 8'1" approx. (3.46 x 2.48 approx.)

Laminate flooring, radiator, double doors to rear.





Kitchen

11'4" x 10'1" approx. (3.46 x 3.08 approx.)

Fitted with wall and base units with granite worktop over, sink and drainer with mixer tap, induction hob with extractor hood over, mid level oven and integrated microwave, window to rear, tiled flooring, tiled splash backs, radiator, under stairs storage (currently storing fridge freezer).

Utility Room

5'9" x 7'3" approx. (1.77 x 2.22 approx.)

Fitted with wall and base units with worktop over, sink and drainer, space for washing machine and dishwasher, tiled flooring, partly tiled walls, boiler (VEISSMAN), radiator, door to rear.



Cloakroom

Fitted with W/C, hand wash basin, loft access, window to side, radiator, tiled flooring.

Conservatory

13'3" x 16'2" approx. (max) (4.05 x 4.94 approx. (max))

Laminate flooring, French doors to side, solid roof, flue gas heater.

First floor Landing

Airing cupboard, loft access, radiator.

Bedroom One

8'1" x 11'4" approx. (2.48 x 3.46 approx.)

Window to fore, radiator, door into:

Ensuite

Fitted with W/C, hand wash basin, shower, radiator, window to side, tiled walls, tiled flooring.

Bedroom Two

10'4" x 8'1" approx. (3.16 x 2.48 approx.)

Window to fore, built in wardrobes, radiator.

Bedroom Three

8'6" x 7'4" approx. (2.61 x 2.26 approx.)

Window to rear, radiator.

Bathroom

Fitted with W/C, hand wash basin set in vanity unit, bath with shower over, radiator, window to fore, tiled flooring, tiled walls.

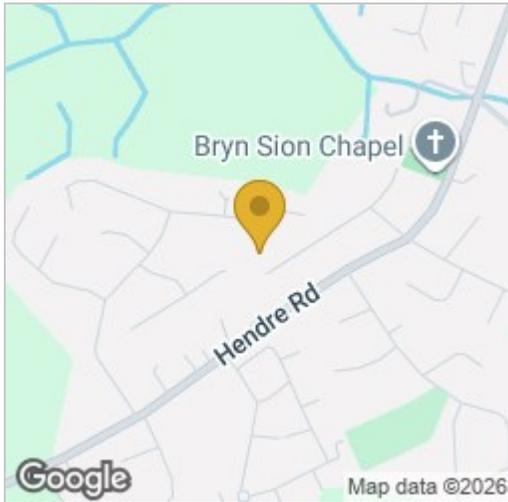
External

Front: Driveway

Rear: Enclosed garden with lawn and patio areas with mature trees and shrubs. Lean-to greenhouse.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached Property
- Three Bedrooms With Master En-Suite
- Three Reception Rooms & Conservatory
- Enclosed Rear Garden
- Mains Gas, Electric, Water & Drainage
- Council Tax - D (November 2025)
- EPC - B
- Freehold
- Solar Panels (Leased)
- Viewing Essential

| Energy Efficiency Rating | | Current | Potential |
|--|----------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | 85 | 85 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

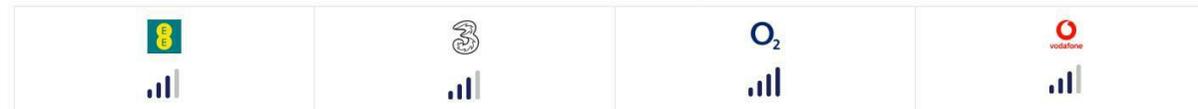
Average Broadband Speed

Estimated



Mobile Coverage

Based on indoor network strength



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

We'd love to hear what you think!

**LEAVE US
A REVIEW**



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Reviews ★★★★★