



65 Lakefield Road, Llanelli, SA15 2TS

£146,995

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Davies Craddock Estates are pleased to present for sale this charming mid-terrace property situated on Lakefield Road, Llanelli.

Recently redecorated throughout, the home offers a fresh and modern feel. The ground floor features a welcoming hallway leading into two versatile reception rooms, followed by a spacious kitchen and a well-appointed family bathroom. Upstairs, the property boasts three well-proportioned bedrooms. Externally, the home benefits from a private, enclosed rear garden.

The property is just a short level walk from Llanelli Town Centre, providing easy access to local shops, cafes, and supermarkets. Families will appreciate the proximity to local schools, including Ysgol Pen Rhos, while commuters benefit from being less than half a mile from Llanelli Railway Station. For those who enjoy the outdoors, the scenic Millennium Coastal Path and North Dock are also within easy reach, offering beautiful seaside walks and leisure activities.

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

Entrance Hall

Stairs to first floor, radiator & under stairs storage.

Living Room

12'7" x 12'4" approx (3.86 x 3.78 approx)

Bay window to front, radiator, two alcoves, electric meter.

Sitting Room

12'5" x 11'8" approx (3.8 x 3.56 approx)

Window to rear, radiator.





Kitchen

25'7" x 11'1" approx (7.8 x 3.4 approx)

Window and door to side, tiled flooring, wall and base units with worktop over, gas hob and electric oven with extractor fan over, sink and drainer with mixer tap, space for washing machine and fridge freezer and tumble dryer, wall mounted Baxi, radiator.



Bathroom

7'10" x 10'2" (2.4 x 3.1)

Window to the side, pedestal wash hand basin, bath with shower over, partly tiled walls, radiator.

Landing

Window to rear, loft access, storage cupboard.

Bedroom One

10'9" x 13'5" (3.3 x 4.1)

Window to front, radiator.



Bedroom Two

10'5" x 7'2" (3.2 x 2.2)

Window to rear, radiator.

Bedroom Three

10'5" x 9'10" (3.2 x 3)

Window to front, radiator.

External

Fully enclosed rear garden.



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



- Terrace Property
- Two Reception Rooms
- Three Bedrooms
- Newly Decorated
- On Road Parking
- Council Tax - B (Provided by local authority, subject to change)
- Mains Gas, Electric, Water & Drainage
- EPC - D (approx 101m2/1089ft2)
- Freehold
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Average Broadband Speed		
Estimated		
STANDARD 17 mb/s	SUPERFAST 80 mb/s	ULTRAFast 10000 mb/s
Mobile Coverage		
Based on indoor network strength		
8	3	O ₂

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!

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A REVIEW



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