



28 Haulfryn, Llanelli, SA14 8QL
£299,995

 3  1  1  C



Davies Craddock Estates are pleased to present for sale this detached three-bedroom property on the highly desirable Haulfryn, Llanelli.

Presented freshly decorated, this home offers a perfect "blank canvas" for its next owners. The bright, welcoming hallway guides you into a spacious living room that flows seamlessly into a dedicated dining area—ideal for family living and entertaining. A well-appointed modern kitchen leads to a highly versatile space, perfectly suited for use as a utility room or home laundry, while upstairs features three well-proportioned bedrooms, a contemporary shower room, and a separate WC.

Externally, the property boasts a front lawn garden with a private front driveway leading to an integral garage, alongside a secure, fully enclosed, low-maintenance rear courtyard garden.

Perfectly situated for modern convenience, the home is located in the vibrant village community of Llangennech/Bryn on the outskirts of Llanelli, offering seamless access to local primary schools, traditional pubs, shops, and the M4 motorway corridor for easy commuting to Swansea and beyond. For outdoor enthusiasts and families, the stunning Millennium Coastal Path, scenic beaches, and the state-of-the-art Canolfan Pentre Awel leisure facilities are all just a short distance away.

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





Entrance Porch

Door into:

Hallway

Stairs to first floor, radiator.

Living Room

approx 14'1" x 12'1" (approx 4.31m x 3.70m)

Window to front, feature fireplace with surround, radiator, opening to:

Dining/Reception Two

approx 10'7" x 10'2" (approx 3.23m x 3.12m)

Window to rear, radiator.

Kitchen

approx 10'7" x 8'2" (approx 3.23m x 2.49m)

Fitted with wall and base units with worktop over, sink and drainer, space for free standing cooker, vinyl flooring, radiator, window to rear.

Utility Room

approx 10'0" x 8'10" (approx 3.05m x 2.71m)

Window and door to rear, sink, space for washing machine, wall mounted boiler (Worcester), radiator.

First Floor Landing

Window to side, loft access.

Bedroom One

approx 14'2" x 11'1" (approx 4.34m x 3.38m)

Window to front, radiator.

Bedroom Two

approx 10'5" x 11'1" (approx 3.20m x 3.38m)

Window to rear, fitted wardrobes, radiator.

Bedroom Three

approx 9'7" x 7'4" (approx 2.93m x 2.25m)

Window to front, built in storage cupboards, radiator.

Shower Room

approx 5'8" x 7'4" (approx 1.74m x 2.25m)

Fitted with and hand wash basin set in vanity unit, corner shower cubicle, heated towel rail, tiled walls and flooring, window to rear.

Separate W/C

Fitted with W/C, window to side, tiled walls and flooring.

Externally

Enclosed rear garden with patio areas and decorative stone.

Garage

Roller shutter, window to side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	72	
(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.

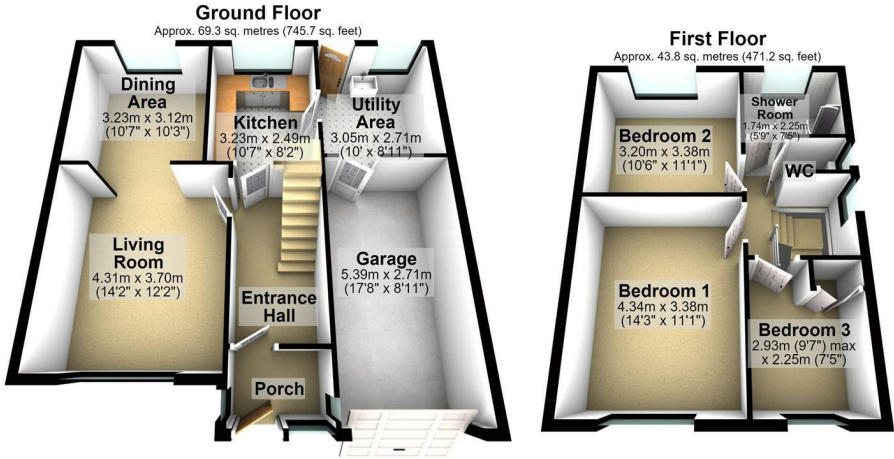
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

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.



- Detached Property
- Three Bedrooms
- Garage & Driveway
- Enclosed Courtyard Garden
- Mains Gas, Electric, Water & Drainage
- EPC - C (Approx. 95m2/1,023sqft)

- Council Tax Band - D (information provided by local authority and subject to change)
- Freehold
- No Chain
- Awaiting Grant of Probate



Total area: approx. 113.1 sq. metres (1216.9 sq. feet)

We'd love to hear what you think!

LEAVE US
A REVIEW



SCAN ME
Google
Reviews

