



15 Clos Y Doc, Llanelli, SA15 2EQ  
£269,995

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Davies Craddock Estates are pleased to present for sale this charming, semi-detached townhouse, ideally located in the desirable area of Machynys.

Spanning three floors, the ground floor features a well-appointed kitchen/diner, a convenient cloakroom, and a living room with direct access to the rear garden. The first floor offers three bedrooms and a family bathroom, while the top floor is dedicated to the master bedroom, complete with an en-suite shower room.

Externally, the property benefits from a driveway with space for two cars. The enclosed rear garden is perfect for outdoor living, offering a lawn, a patio along with a wooden shed with convenient side gated access.

Located just moments from Llanelli Beach and the popular Millennium Coastal Path, this home offers a fantastic lifestyle opportunity. For golf enthusiasts, the property is a mere stone's throw from the prestigious Machynys Golf Course.

Having been recently redocroated throughout, and with no onward chain, early viewing is essential to appreciate all that this property has to offer.

### Entrance Hallway

Laminate flooring, radiator, stairs to first floor, understairs storage cupboard.

### Cloakroom

3'1" x 6'2" approx. (0.95 x 1.89 approx. )

Fitted with W/C, hand wash basin, radiator, extractor fan, laminate flooring.

### Kitchen/Diner

9'3" x 13'10" approx. (2.84 x 4.23 approx.)

Fitted with wall and base units with worktop over, oven and hob with extractor hood over, space for fridge/freezer and washing machine, laminate flooring, bay window to front, window to side.

### Living Room

16'0" x 11'6" approx. (max) (4.89 x 3.53 approx. (max) )

Laminate flooring, two radiators, window to rear, French doors to rear.





### Landing

Stairs to second floor, two storage/airing cupboards.

### Bedroom One

13'2" x 9'2" approx. (max) (4.02 x 2.81 approx. (max) )

Window to front, radiator.

### Bedroom Two

9'2" x 12'3" approx. (max) (2.81 x 3.74 approx. (max))

Window to rear, radiator,

### Bedroom Three

7'8" x 6'5" (2.36 x 1.98)

Window to rear, radiator.

### Bathroom

6'6" x 6'4" approx. (2.00 x 1.94 approx. )

Fitted with W/C, hand wash basin, panelled bath, radiator, tiled walls and flooring, window to front.

### Master Bedroom

21'4" x 9'6" approx, (max) (6.52 x 2.90 approx, (max))

Loft access, two windows to side, eaves storage, two radiators, door into;

### En-Suite

6'10" x 6'3" approx. (max) (2.08m x 1.91m approx. (max) )

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

### External

Front :Drive to side leading to side gated access to rear.  
Rear : Enclosed garden with patio and lawn area.

#### Average Broadband Speed

Estimated

SUPERFAST

39 mb/s



#### Mobile Coverage

Based on indoor network strength



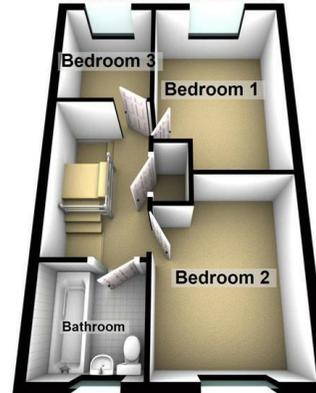
#### Ground Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



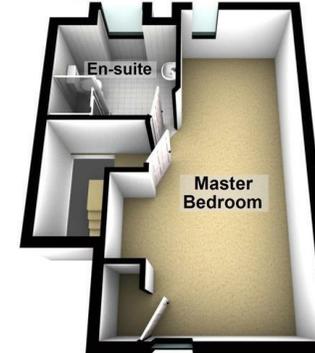
#### First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



#### Second Floor

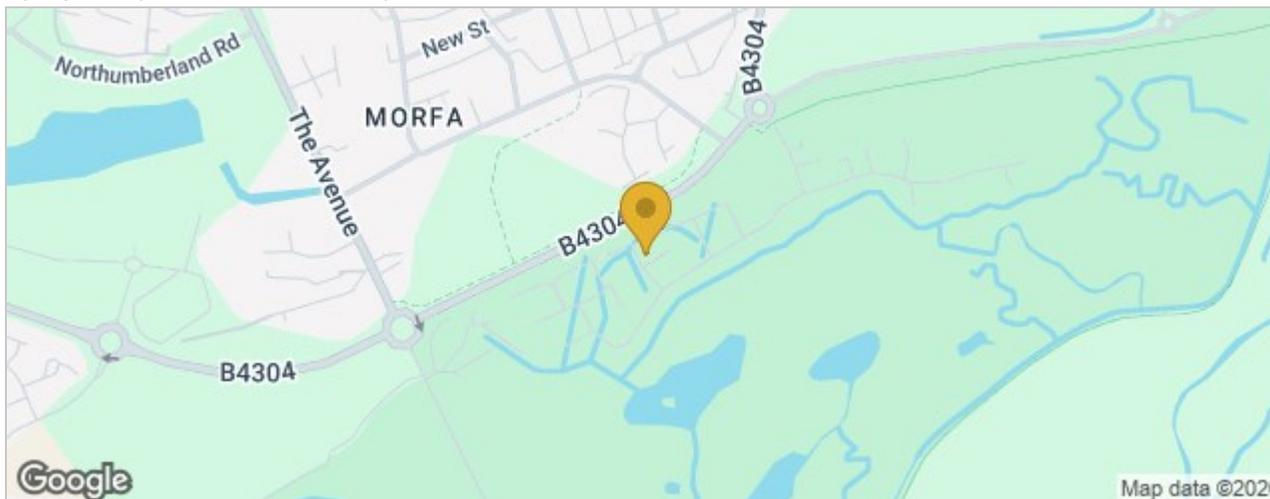
Approx. 29.1 sq. metres (313.0 sq. feet)



Total area: approx. 106.2 sq. metres (1143.5 sq. feet)



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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Semi-Detached Town House
- Four Bedroom With Master En-Suite
- Driveway
- Enclosed Garden
- Mains Gas, Electric, Water & Drainage
- Council Tax - D (November 2025)
- EPC - C
- Ground Maintenance - £175pa approx.
- Freehold
- No Chain

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 ★★★★★