



20 Heol Innes, Llanelli, SA15 4LA
£255,000

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Davies Craddock Estates is delighted to introduce this three-bedroom detached property to the market, perfectly positioned within the , sought-after cul-de-sac of Heol Innes, Llanelli.

While presenting an ideal blank canvas for those seeking a modernisation project, this home is filled with incredible potential. The ground floor features a functional kitchen and two well-proportioned reception rooms, providing flexible living and entertaining space.

The first floor hosts three comfortable bedrooms and a shower room. Externally, the property benefits from a private driveway and a garage, ensuring ample off-road parking. The rear offers a secure, enclosed, low-maintenance garden, perfect for relaxation without the heavy upkeep.

Essential amenities are within easy reach, including major supermarkets and retail outlets at Trostre Retail Park, and a selection of local schools. For commuters, the location is highly practical, offering simple, quick access to the M4 motorway, connecting you swiftly to Swansea, Carmarthen, and beyond.

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

Comprising :





Entrance

Door into vestibule, window to fore.

Reception Room

14'0" x 10'9" approx. (4.28 x 3.30 approx.)

Window to fore, feature fireplace with electric fire, stairs to first floor, radiator, door into:

Reception Rooms

18'3" x 10'9" approx. (5.58 x 3.30 approx.)

Double doors to rear, radiator, electric heater, door into:

Kitchen

Window to rear, vinyl flooring, partly tiled walls, wall and base units with worktop over, space for cooker, washing machine and fridge freezer, under stairs storage cupboard, radiator.

Rear Porch

Door to side.

First Floor Landing

Storage cupboard housing Baxi boiler, Loft access (part boarded)

Bedroom One

16'4" x 10'9" approx. (max) (4.98 x 3.30 approx. (max))

Window to fore, fitted wardrobes and storage, radiator.

Bedroom Two

7'11" x 8'7" approx. (2.43 x 2.62 approx.)

Window to rear, radiator.

Bedroom Three

10'9" x 7'1" approx. (3.30 x 2.18 approx.)

Window to fore, radiator.

Shower Room

8'7" x 6'3" approx. (max) (2.62 x 1.91 approx. (max))

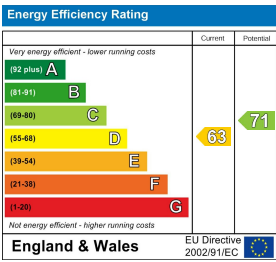
Window to rear, respatex walls, W/C, hand wash basin, shower enclosure, radiator.

External

Front : Driveway leading to integrated garage.

Rear : Enclosed garden with patio, decked and decorative stone areas.





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.

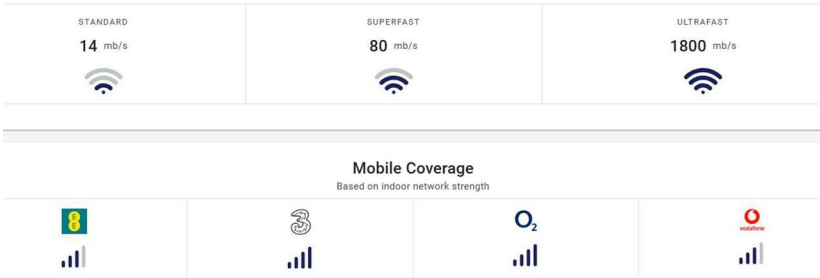
Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form 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.

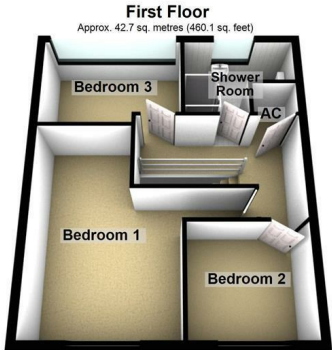
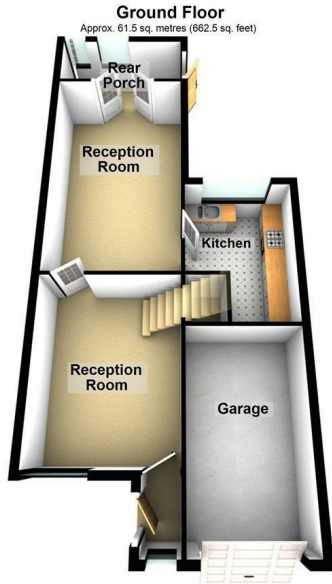


Average Broadband Speed
Estimated



- Detached Property
- Three Bedrooms
- Two Reception Rooms
- Enclosed Garden
- Driveway & Garage
- Mains Gas, Electric, Water & Drainage

- Council Tax - D (Provided by local authority, subject to change)
- EPC - D (Approx 82m²/882ft²)
- Freehold
- No Chain



Total area: approx. 104.3 sq. metres (1122.5 sq. feet)

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



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Reviews ★★★★★