



12 Marged Street, Llanelli, SA15 2EP
£164,995

 3  2  1  D



Davies Craddock Estates are pleased to present for sale this charming semi-detached property situated on the sought-after Marged Street, Llanelli.

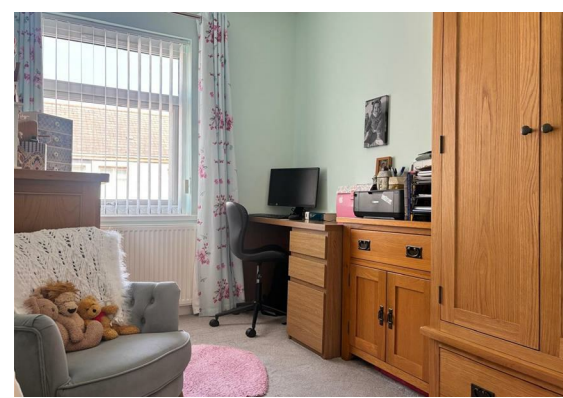
This beautifully presented home features a bright and spacious open-plan living and dining area, perfect for family life and entertaining. The ground floor further comprises a well-appointed, modern kitchen and a convenient cloakroom. To the first floor, you will find three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property boasts a meticulously maintained rear garden. This sun-drenched outdoor space includes both a lawn and patio area, and benefits from both side and rear access.

This property enjoys a prime location within easy reach of Llanelli Town Centre. Millennium Coastal Path is just a short drive away. The area is well-served by highly-regarded local schools and essential amenities, with excellent transport links including the M4 corridor and Llanelli Railway Station nearby, making it a perfect choice for families and commuters alike.

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





Entrance Vestibule

Tiled flooring, door into;

Living Room

23'2" x 17'2" approx.(max) (7.07 x 5.24 approx.(max))

Window to front, patio door to rear, radiator, stairs to first floor, under stairs storage, laminate/carpet laminate, opening into;

Kitchen

10'0" x 12'7" approx. (3.05 x 3.86 approx.)

Fitted with wall and base units with worktop over, Belfast sink with mixer taps, oven and gas hob with extractor hood over, integrated fridge/freezer, space for washing machine and tumble dryer, tiled splash backs, tiled flooring, window to side and rear, external door to side.

Cloakroom

3'2" x 5'1" approx. (0.99 x 1.55 approx.)

Fitted with W/C, hand wash basin, radiator, tiled flooring, window to rear.

Landing

Loft access (not boarded)

Bedroom One

13'1" x 10'8" approx. (4.00 x 3.26 approx.)

Window to front, radiator.

Bedroom Two

10'8" x 9'8" approx. (3.26 x 2.97 approx.)

Window to rear, radiator.

Bedroom Three

6'2" x 9'9" approx. (1.88 x 2.99 approx.)

Window to front, radiator.

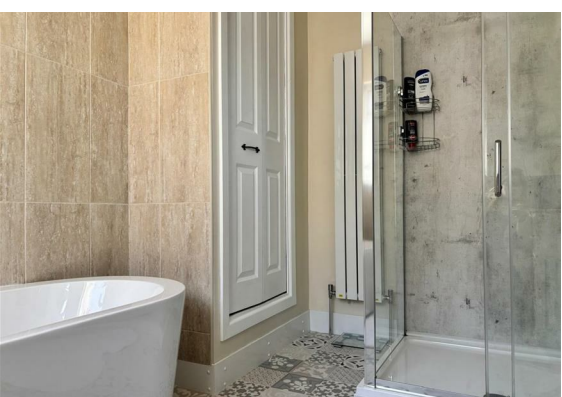
Bathroom

10'0" x 7'4" approx. (3.05 x 2.24 approx.)

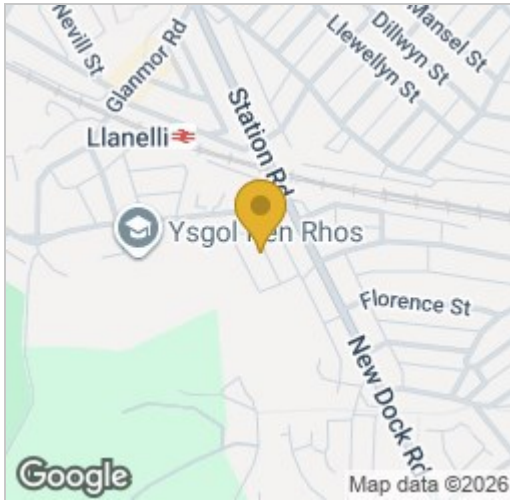
Fitted with W/C, hand wash basin vanity, free standing bath, shower cubicle, part tiled/wooden panel walls, vinyl flooring, radiator, window to side. Airing cupboard (housing boiler - BAXI)

External

Enclosed rear garden with side and rear access. Lawn and patio area.

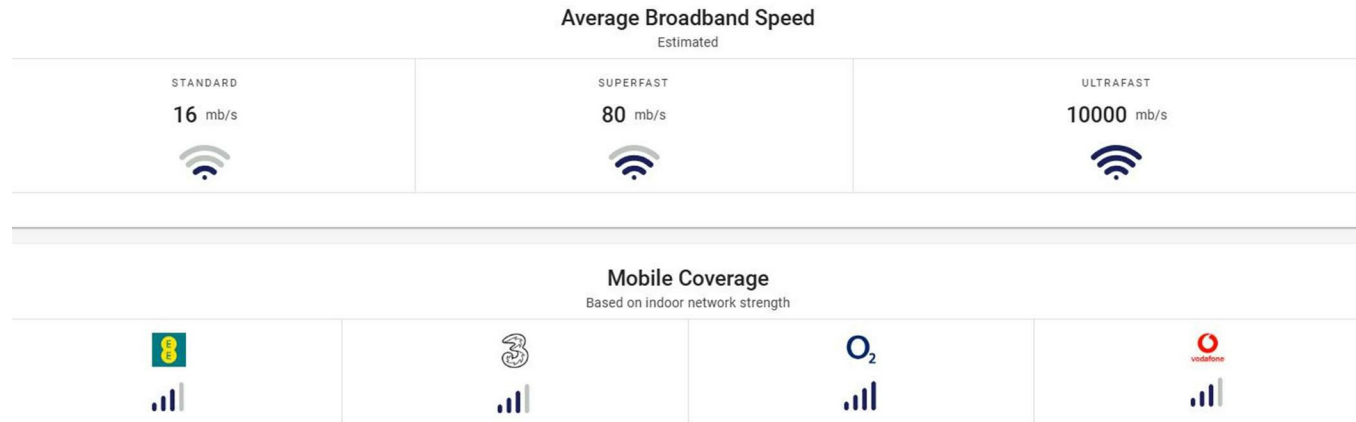


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi-Detached Property
- Three Bedrooms
- Enclosed Garden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - D (approx 89m2/957ft2)
- Council Tax - A (April 2026)
- Freehold
- Viewing Essential
- Well Presented Throughout

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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**



SCAN ME
Google
Reviews ★★★★★