



14 Dolau Fawr, Llanelli, SA15 2HW
£109,995

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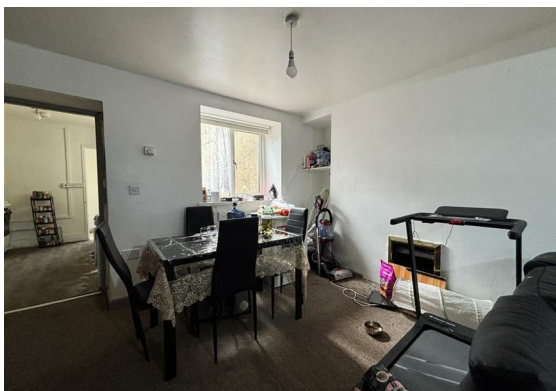


Davies Craddock Estates are pleased to present this three-bedroom, mid-terrace house located on Dolau Fawr, Llanelli.

The ground floor accommodation consists of an entrance hallway leading to a spacious living area, a kitchen, and a family bathroom. Upstairs, the property provides three bedrooms of various sizes.

Externally, there is a rear garden featuring a paved patio, a lawned area, and a small wooden storage shed. The property is conveniently situated for access to the Millennium Coastal Path, local primary schools, and Llanelli town centre.

**Please note that the property is currently tenanted and is due to become vacant in August 2026.





Entrance

Door into:

Hallway

Stairs to first floor, radiator.

Living Room

20'2" x 15'8" approx (6.16 x 4.78 approx)

Window to front and rear, feature fireplace, radiator.



Kitchen

9'11" x 8'3" approx (3.03 x 2.52 approx)

Window to side, vinyl flooring, wall and base units with worktop over, sink and drainer, space for cooker, fridge freezer and washing machine, boiler (Vaillant).

Inner Hallway

Door to side, tiled flooring, door into:

Bathroom

9'4" x 8'3" approx (2.87 x 2.52 approx)

Window to side and rear, tiled walls and flooring, W/C, hand wash basin, bath with shower over, airing cupboard.



First Floor Landing

Loft access.

Bedroom One

11'6" x 8'1" approx (3.51 x 2.48 approx)

Window to front, radiator.

Bedroom Two

8'1" x 8'4" approx (2.48 x 2.56 approx)

Window to front, radiator.

Bedroom Three

6'6" x 8'1" approx (1.99 x 2.48 approx)

Window to rear, radiator.



Externally

Enclosed rear garden with lawn and patio area, wooden shed, rear lane access.

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



- Terrace Property
- Three Bedrooms
- Enclosed Rear Garden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - B (March 2026)
- Freehold
- Approx 74m2/ 796ft2

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	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

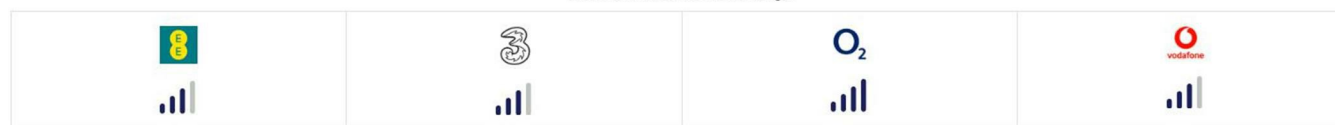
Average Broadband Speed

Estimated



Mobile Coverage

Based on indoor network strength



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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