



52 Dythel Park, Pen-Y-Mynydd, SA15 4RR

£249,995

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Davies Craddock Estates are pleased to present for sale this beautifully presented three-bedroom detached family home, having been completely renovated, situated in Pen-y-Mynydd, Llanelli.

The property offers well-proportioned and modern living accommodation, including a welcoming entrance hall, ground floor cloakroom, and stylish internal finishes throughout. The renovation has been comprehensive, ideal for buyers seeking a modern, low-maintenance property.

Externally, the home benefits from a garage and driveway providing off-road parking, with external works scheduled for completion by the end of January 2026,

Offered to the market with no onward chain, this property is ideally suited to families, professional couples, or downsizers looking for a detached home in a convenient residential location close to local amenities, schools, and transport links.

Early viewing is strongly recommended to fully appreciate all that this home has to offer.

Further comprising:

### **ENTRANCE HALL**

Via UPVC door, leading to:

### **CLOAKROOM**

**3'11" x 4'3" approx (1.2 x 1.3 approx)**

UPVC window to side, towel heater, WC, half tiled walls, was hand basin with vanity unit.

### **LOUNGE**

**17'4" x 13'9" approx (5.3 x 4.2**

**approx)**

UPVC window to front, radiator, stairs to first floor, feature contemporary panelled wall, door into:





## KITCHEN

17'8" x 9'2" approx (5.4 x 2.8 approx)

UPVC window to rear a range of wall and base units with complementary work surfaces, stainless steel sink with mixer tap, a range of integrated appliances, tiled flooring throughout, door to rear garden and garage.

## GARAGE

7'6" x 11'9" approx (2.3 x 3.6 approx)

## FIRST FLOOR

### LANDING

UPVC window to side, with loft access and doors leading to:

### BATHROOM

6'2" x 7'10" approx (1.9 x 2.4 approx)

UPVC window to rear, bath with shower, towel heater, integrated sink with vanity unit, W/C, fully tiled walls and flooring, extractor fan.



### BEDROOM ONE

10'2" x 11'5" approx (3.1 x 3.5 approx)

UPVC window to rear, radiator.

### BEDROOM TWO

11'5" x 13'1" approx (3.5 x 4.0 approx)

UPVC window to front, radiator.



### BEDROOM THREE

6'10" x 7'2" approx (2.1 x 2.2 approx)

UPVC window to front, radiator.



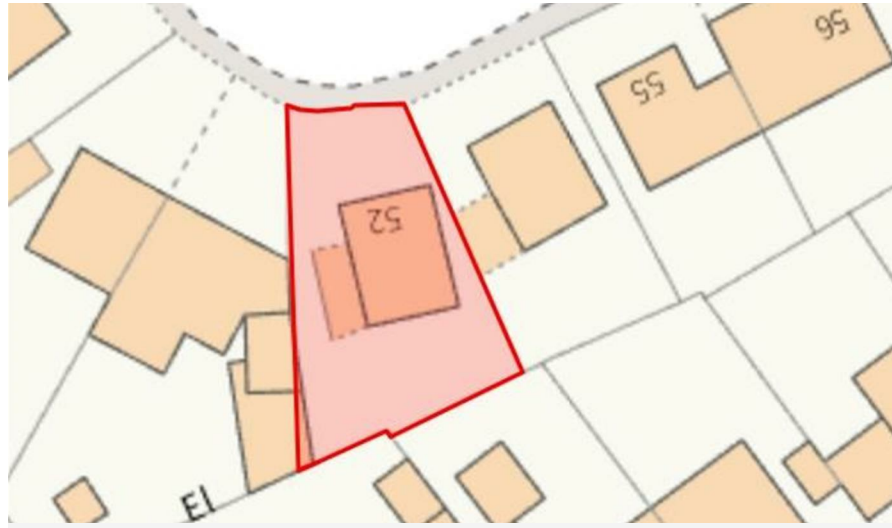
## EXTERNALLY

Externally, the home benefits from a garage and driveway providing off-road parking to the front with landscaped garden to rear with patio area, external works scheduled for completion by the end of January 2026,



Total area: approx. 89.6 sq. metres (964.3 sq. feet)

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



- Detached Home
- Three Bedrooms
- EPC - D (approx 78m2/839ft2)
- Off Road Parking With Driveway & Garage
- Mains Gas, Water, Electricity & Drainage
- Council Tax Band C - ( Dec 25 )
- Recently Renovated Throughout
- Freehold
- No Chain
- Viewing Essential

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	

### 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!

**LEAVE US  
A REVIEW**



SCAN ME  
Google  
Reviews ★★★★★

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