



14 Nightingale Court, Llanelli, SA15 1HU

£220,000

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Davies Craddock Estates are pleased to present for sale this charming detached bungalow, ideally nestled in the highly sought-after and peaceful residential area of Nightingale Court, Llanelli.

Offering a warm and inviting layout perfect for single-story living, the property features a cozy living room that flows seamlessly into a bright conservatory, creating the perfect spot to relax and look out over the private, enclosed rear garden with its paved patio and neat lawn area. The accommodation further includes a functional kitchen, two comfortable bedrooms, a practical shower room, and secure gated side access. Complete with a detached garage for secure parking or extra storage.

Combining convenience with comfort, this home is well-located, sitting just a short walk from local amenities, including the Morrisons supermarket and the popular Parc Trostre retail park. Families will appreciate the close proximity to excellent local schools such as Coedcae School and Halfway C.P. School, while fantastic transport links—including nearby Llanelli Station and easy access to the scenic Millennium Coastal Path.

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





Entrance Hallway

Storage cupboard, radiator, airing cupboard housing boiler (VAILLANT) loft access.

Kitchen

8'3" x 8'2" approx. (2.53 x 2.49 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor hood over, space for washing machine and fridge/freezer. Tiled splash backs, vinyl flooring, window to front.

Living Room

9'6" x 17'1" approx. (2.90 x 5.23 approx.)

Window and sliding door to rear, radiator, electric fire and surround.

Conservatory

9'2" x 9'10" approx. (2.80 x 3.02 approx.)

Tiled flooring, external door to side.



Bedroom One

9'6" x 11'2" approx. (2.90 x 3.42 approx.)

Window to rear, radiator,

Bedroom Two

8'3" x 8'0" approx. (2.53 x 2.44 approx.)

Window to front, radiator.

Shower Room

5'1" x 7'8" approx. (1.55 x 2.36 approx.)

Fitted with WC, hand wash basin, double shower with glass shower screen, heated towel rail. Respatex style walls, vinyl flooring, window to front.



External

Front : Decorative stone. Detached Garage (not inspected)

Rear : Enclosed garden with patio and lawn areas.



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

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.

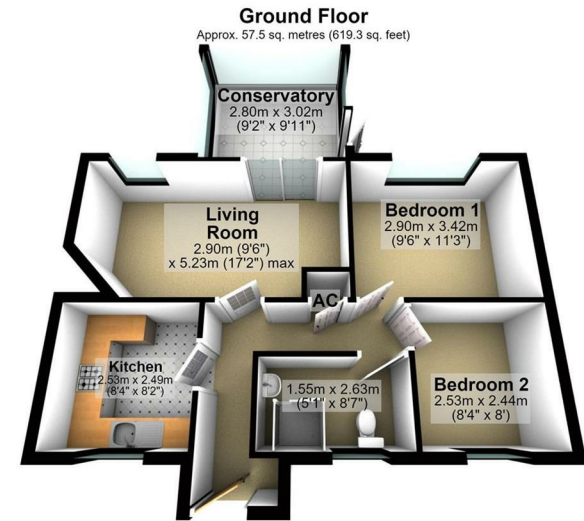
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

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.

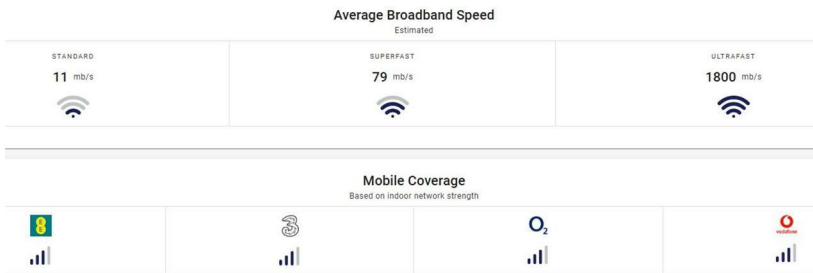


- Detached Bungalow
- Two Bedroom
- Garage
- Enclosed Garden
- EPC - C Approx 50 m2
- Council Tax Band - C (Information)

- provided by the local authority, subject to change)
- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain
- Viewing Essential



Total area: approx. 57.5 sq. metres (619.3 sq. feet)



We'd love to hear what you think!

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A REVIEW



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