



53 Capel Road, Llanelli, SA14 8SL

£239,995

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Davies Craddock Estates are pleased to present for sale this detached bungalow on Capel Road, Llanelli.

This detached bungalow occupies a spacious plot, pleasantly set back from the road with a generous front courtyard garden and a multi-car driveway leading to a detached garage.

Inside, it offers a fantastic blank canvas with excellent potential for the next owner, comprising three bedrooms, a family bathroom, a comfortable living room, and a kitchen. To the rear is a fully enclosed garden complete with patio and lawn areas, mature shrubs, a practical wooden shed, and direct access to the garage, which could easily serve as a very spacious workshop.

The property benefits from an ideal location within easy reach of excellent local primary and secondary schools, nearby supermarkets and the popular Parc Trostre and Pemberton Retail Parks for extensive shopping and dining. Excellent local transport links also provide swift access into Llanelli town centre and the M4 corridor.

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





### Entrance Vestibue

Tiled flooring, obscure glass door into;

### Hallway

Radiator

### Bedroom One

Window to front, radiator.

### Bedroom Two

Window to front, radiator.



### Bathroom

Fitted with W/C, hand wash basin, panelled bath, comer shower cubicle, radiator, tiled walls and flooring, window to side.

### Bedroom Three

Window to rear, radiator.

### Living Room

Two windows to side, radiator, obscure glass door into;



### Kitchen

Fitted with wall and base units with work top over, sink and drainer with mixer tap, integrate dishwasher, mid level oven, gas hob with extractor hood over, space for washing machine and fridge/freezer, wall mounted boiler (Glow worm) tiled splash backs, tiled flooring, window to rear, external door to rear.

### External

Front : Generous courtyard garden with mature shrubs. Gated driveway for multiple cars leading to garage.

Rear : Enclosed garden with two side gated access. Patio and lawn areas with wooden shed.



Energy Efficiency Rating	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
Not energy efficient - higher running costs		
<b>G</b>		
<b>England &amp; Wales</b>	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.

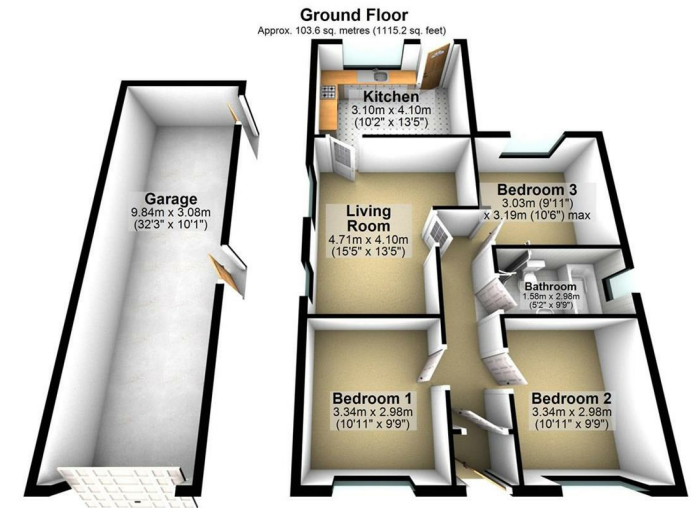
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- Detached Bungalow
- Three Bedrooms
- Driveway
- Garage/Workshop
- Mains Gas, Electric, Water & Drainage
- EPC - D - Approx 74m2
- Council Tax Band - D (information provided by local authority and subject to change)
- Freehold
- No Chain
- Viewing Essential



Total area: approx. 103.6 sq. metres (1115.2 sq. feet)

Average Broadband Speed Estimated		
STANDARD 7 mb/s	SUPERFAST 80 mb/s	ULTRAFAST 1800 mb/s
Mobile Coverage Based on indoor network strength		
8	3	O <sub>2</sub>

We'd love to hear what you think!

**LEAVE US  
A REVIEW**



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Reviews ★★★★★