



1 Penyfai Lane, Llanelli, Carmarthenshire, SA15 4EN £399,995

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# WELCOME

Davies Craddock Estates are proud to present this charming home, set in an elevated position in the sought-after area of Penyfai, Llanelli. This property is a rare find, with panoramic views of Llanelli town and a beautiful glimpse of the sea that can be appreciated from many of its rooms.

A spacious driveway greets you at the front, offering a warm welcome. Inside, a hallway leads you into the heart of the home. The main living room is a sanctuary of natural light, boasting original parquet flooring and windows at both ends. An additional reception room, currently used as a dining room, provides flexible living space.

The well-appointed kitchen is a true highlight—a bright and inviting space with a window that perfectly frames the spectacular vista. From here, you can access a convenient cloakroom and a lovely conservatory, which offers a peaceful retreat while you take in the garden and the incredible scenery. The former garage has been thoughtfully converted into a versatile storage space with sliding glass doors, adding to the home's practicality.

The first floor features three comfortable double bedrooms and a family bathroom. Presented to a high standard, this home is ready to welcome its next chapter.

The rear garden is a private oasis, perfect for both relaxing and entertaining. It features a lush lawn, two handy storage sheds, a raised decking and patio area for alfresco dining, and a charming summer house—all designed to help you make the most of those stunning, far-reaching views.

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

## LOCATION

**Excellent Local Amenities:** Llanelli boasts a bustling town centre with a traditional covered market, a variety of high street names, and independent shops. For a wider selection, the Parc Trostre Retail Park is close by, offering an impressive array of big-name stores.

**Education:** The area is well-served by a selection of reputable primary and secondary schools, including Ysgol Gymraeg Ffwmes and Ysgol Gyfun Y Strade (distances vary, please check local school catchment areas).

**Transport Links:** Penyfai Lane offers excellent commuting links. The property provides good access to major road networks, including the A484, connecting you quickly to Swansea and beyond. Llanelli train station is approximately a 10-15 minute drive, offering regular services to Cardiff, Swansea, and other key destinations. Regular local bus services also operate nearby, ensuring convenient travel around the town.

**Leisure & Lifestyle:** Enjoy the beautiful scenery and a range of activities. The Millennium Coastal Path is perfect for cycle rides and coastal strolls, leading to attractions like the Machynys Golf Course and Country Club. Sports enthusiasts will appreciate the proximity to Parc y Scarlets (home of the Scarlets rugby team) and Ffos Las Racecourse. For nature lovers, the WWT Llanelli Wetland Centre is easily accessible.







#### Entrance Porch

Tiled flooring, window to front and side, door into;

#### Hallway

Radiator, carpeted flooring, stairs to first floor, under stairs storage cupboard.

#### Living Room

18'4" x 12'0" approx.

Parquet wood flooring, electric fire and surround with hearth, radiator, window to front and rear.

#### Dining Room

10'4" x 9'0" approx.

Window to rear, radiator.

#### Kitchen/Diner

11'0" x 18'1" approx. (max)

Fitted with wall and base units with worktop over, sink and drainer with Quooker tap, mid level oven and combi oven (NEFF) five ring gas hob with extractor hood over, integral fridge and dishwasher, laminate flooring, radiator, window to to rear and front.

#### Inner Hallway

Tiled flooring (underfloor heated) door into; integrated garage/room







#### Shower Room

7'3" x 5'4" approx. (max)

Fitted with W/C, hand wash basin, double shower cubicle, wall mounted mirror, radiator/mirror, tiled flooring (underfloor heated), tiled walls, window to side.

#### Conservatory

13.9 x 11.2 approx.

Tiled flooring, radiator, door to side leading to garden.

#### Garage/Room

10'0" x 20'0" approx.

Fitted with wall and base units, full electrics and lighting, space and plumbing for washing machine and tumble dryer, spaces for freezer, double sliding doors to front.

#### Landing

Window to front, storage cupboard, airing cupboard - housing boiler (IDEAL)

Loft access with pull down ladder - fully boarded, with radiator and two velux windows.

#### Bedroom One

10'2" x 17'8" approx. (max)

Window to rear, radiator.

#### Bedroom Two

16'10" x 10'1" approx. (max)

Window to rear, radiator.

#### Bedroom Three

12'8" x 7'9" approx.

Window to front, radiator.

#### Bathroom

5'5" x 8'8" approx.

Fitted with W/C, hand wash basin, panelled bath with shower over, glass shower screen, wall mounted mirror cabinet, tiled walls, tiled flooring (under floor heated). Window to side.

#### External

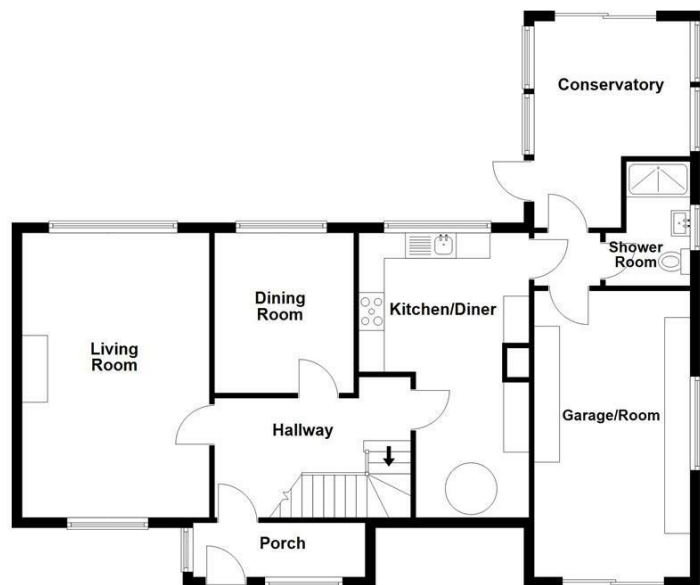
FRONT: Driveway with ample parking.

REAR: Raised patio and decked areas leading down to lawn area with summer house and two storage sheds.

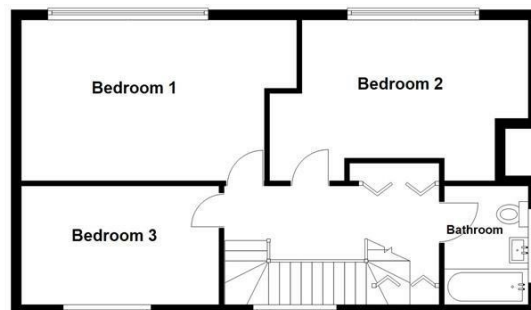




**Ground Floor**  
Approx. 93.8 sq. metres (1010.1 sq. feet)



**First Floor**  
Approx. 54.9 sq. metres (591.3 sq. feet)



Total area: approx. 148.8 sq. metres (1601.4 sq. feet)







# Davies Craddock Estates




18 Murray Street, Llanelli, SA15 1DZ  
01554 779444 estates@dcestates.co.uk  
www.daviescraddock.co.uk











- Detached Property
- Sought-After Area
- Three Bedrooms
- Driveway
- Far Reaching Sea Views
- Mains Gas, Electric, Water & Drainage
- EPC - B Council Tax - G (Sept 25)
- Solar Panels (OWNED)
- Freehold
- No Chain



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		

Average Broadband Speed		
Estimated		
STANDARD 7 mb/s 	SUPERFAST 60 mb/s 	ULTRAFAST 1800 mb/s 

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Mobile Coverage			
Based on indoor network strength			
 	 	 	 

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

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