

8 Capel Isaf Road, Llanelli, SA15 1QD

£149,995

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Davies Craddock Estates are pleased to present for sale this mid-terrace property on Capel Isaf Road, Llanelli.

Offering spacious and versatile accommodation across two floors, the ground floor comprises three generous reception rooms and a kitchen to the rear, providing ample space for both family living and entertaining. To the first floor, there are four well-proportioned bedrooms, while externally the property benefits from an enclosed rear garden featuring a raised lawn area.

Conveniently situated in a well-established residential area of Llanelli, the property enjoys easy access to a wide range of local amenities. Nearby supermarkets—including Morrisons and Farmfoods—as well as local convenience stores are just a short distance away, alongside reputable local schools such as Halfway C.P. School, St John Lloyd R.C. School, and Coedcae School. Excellent public transport links run directly along Capel Isaf Road, with Llanelli town centre, Trostre Retail Park, and the Millennium Coastal Path all within easy reach.

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





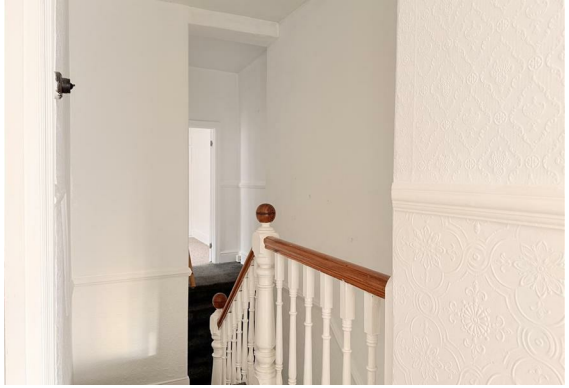




















Entrance Vestible
Tiled flooring, door into:

Hallway
Stairs to first floor, radiator.

Reception One
10'5" x 12'7" approx. (3.19 x 3.85 approx.)
Bay window to front, laminate flooring, fire surround, radiator.

Reception Two
11'1" x 10'11" approx. (3.40 x 3.34 approx.)
Window to rear, alcove storage, laminate flooring, radiator.

Reception Three
15'8" x 10'7" approx. (4.78 x 3.24 approx.)
Window to side, fire with surround, alcove storage, under stairs storage, radiator.

Kitchen
13'5" x 10'7" approx. (4.09 x 3.24 approx.)
Window to side and rear, wall and base units with worktop over, sink and drainer, free standing cooker, space for washing machine and dishwasher, gas fire, radiator, door to side.

First Floor Landing
Split landing, loft access, storage cupboard.

Bedroom One
11'3" x 9'8" approx. (3.45 x 2.96 approx.)
Window to front, radiator.

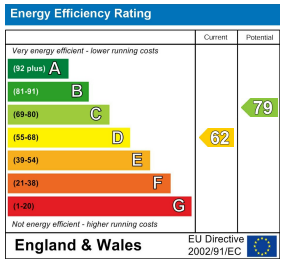
Bedroom Two
10'3" x 9'8" approx. (3.14 x 2.96 approx.)
Window to rear, radiator.

Bedroom Three
10'7" x 10'7" approx. (3.23 x 3.24 approx.)
Window to rear, storage cupboard housing boiler (Ideal), radiator.

Bedroom Four
8'2" x 5'10" apporx. (2.50 x 1.78 approx..)
Window to front, radiator.

Bathroom
5'2" x 6'5" approx. (1.58 x 1.96 approx.)
Window to side, tiled walls, W/C, hand wash basin, panelled bath with electric shower over, radiator.

Externally
Enclosed rear garden, lawned area, brick shed.



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.

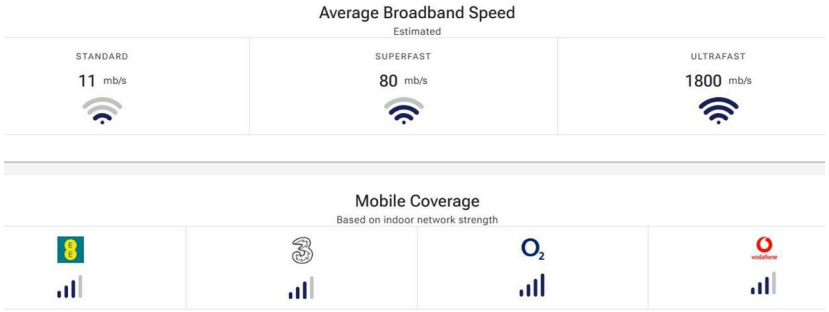
We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

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.





- Mid Terrace Property
- Three Reception Rooms
- Four Bedrooms
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - D Approx. 104m2
- Council Tax - B (provided by local authority, subject to change)
- Freehold
- No Chain
- Viewing Essential



Total area: approx. 111.3 sq. metres (1197.6 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

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