



4 Pryce Street, Llanelli, SA15 3DY
£199,995

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Davies Craddock Estates are pleased to present for sale this mid-terrace property set in the sought-after area of Pryce Street, Llanelli.

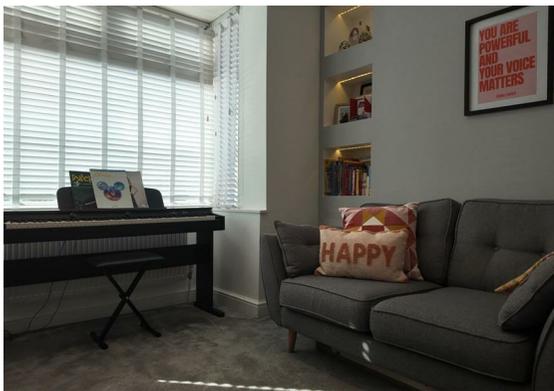
Tastefully decorated throughout with modern finishes, the property offers a welcoming entrance hallway leading into two spacious reception rooms. These rooms combine to create an open-plan feeling, flowing seamlessly into a modern, well-appointed kitchen.

To the first floor, the accommodation comprises three bedrooms and a family bathroom, providing ample space for a growing family or first-time buyers.

Externally, the property features a fully enclosed rear garden, complete with a patio area ideal for outdoor dining and a level lawn. A significant addition to this home is the detached garage, which comes fully equipped with a dedicated EV charging point, offering rare off-road convenience and a future-ready setup for electric vehicle owners.

This home enjoys easy access to Llanelli Town Centre and its wide range of shops, cafes, and local amenities. This home is within close proximity to well-regarded primary and secondary schools, while commuters benefit from excellent road links and the nearby Llanelli Railway Station. For leisure, the scenic Millennium Coastal Path and local parks are just a short distance away.

Early viewing is essential to see what this property has to offer.





Entrance

Door into:

Hallway

Stairs to first floor, vinyl flooring, under stairs storage cupboard, radiator.

Reception One

16'5" x 14'0" approx. (max) (5.02 x 4.28 approx. (max))

Feature media wall with shelving and feature fireplace, radiator, double doors into:



Reception Two

9'10" x 10'10" approx. (3.00 x 3.32 approx.)

Bay window to fore, alcoves with shelving, radiator.

Kitchen

.269'0" x 16'5" approx. (.82 x 5.02 approx.)

Window and door to rear, tiled flooring, wall and base units with worktop over, integrated fridge freezer, washing machine and dishwasher, wine fridge, sink and drainer with mixer tap, gas hob and electric oven with extractor hood over, radiator.

First Floor Landing

Bedroom One

10'6" x 12'0" approx (max) (3.22 x 3.67 approx (max))

Window to rear, radiator.

Bedroom Two

9'1" x 12'2" approx. (2.79 x 3.73 approx.)

Window to fore, fitted wardrobes, radiator.

Bedroom Three

7'10" x 8'7" approx (max) (2.41 x 2.64 approx (max))

Window to fore, radiator.

Bathroom

5'6" x 6'3" approx. (1.69 x 1.92 approx.)

Window to rear, tiled walls, vinyl flooring, W/C, hand wash basin, bath with shower over, heated towel rail.

Externally

Enclosed rear garden with lawn and patio area, rear lane access.

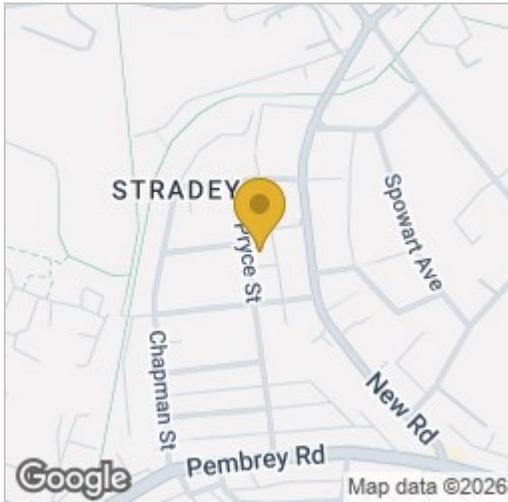
Garage

17'1" x 14'7" approx (5.23 x 4.47 approx)

Roller shutter, window, EV Charger



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



- Mid-Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Garage To Rear
- EV Charger
- Mains Gas, Electric, Water & Drainage
- EPC - C
- Council Tax - C (March 26)
- Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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**



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