



43 Margam Place, Llanelli, SA15 1DE  
£249,995

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Davies Craddock Estates are pleased to present for sale this impressive detached property situated on Margam Place, Llanelli.

From the moment you step inside, you are greeted by a spacious and welcoming hallway that leads the way into a thoughtfully designed, versatile home. The ground floor boasts two generous initial reception rooms, offering the flexibility to be used as formal living spaces, a playroom, or a home office. These lead toward a well-appointed bathroom and the true heart of the home: a stunning, well-equipped kitchen. This open-plan space flows seamlessly into a further reception room, offering a cosy retreat with its log burner and striking bi-fold doors open out to the garden, creating a perfect environment for indoor-outdoor entertaining and modern family life. The first floor continues to impress with three well-proportioned bedrooms and a shower room.

Externally, featuring a private driveway for convenient off-road parking and a substantial outbuilding/workshop that offers excellent potential for a variety of uses. The rear garden provides a peaceful retreat, starting with a paved patio area that leads up to a tiered lawned garden, complete with a tranquil water feature.

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



### Entrance Hallway

Wooden flooring, radiator, stairs to first floor, understairs storage

### Reception One

11'5" x 10'9" approx. (3.49 x 3.28 approx.)

Window to front, feature fireplace and surround, radiator.



### Reception Two

11'7" x 11'11" approx. (3.54 x 3.64 approx.)

Window to front, wooden flooring, feature fire place and surround, radiator.



### Inner Hallway

Storge cupboard, laminate flooring, door into;





### Bathroom

6'2" x 10'7" approx. (1.88 x 3.24 approx. )  
Fitted with W/C, hand wash basin, panelled bath, radiator, tiled walls, laminate flooring, window to rear.



### Kitchen

17'4" x 13'6" approx. (max) (5.29 x 4.12 approx. (max) )  
Fitted with wall and base units with worktop over, space for fridge freezer & washing machined, double oven and extractor hood over, kitchen island with storage and sink and drainer, two Velux windows, window and double doors to rear, laminate flooring,, radiator.

### Reception

14'1" x 16'2" approx, (4.31 x 4.94 approx,)  
Storage cupboard, log burner, bi-fold doors to rear, two windows to side, laminate flooring.

### Landing

Window to side, loft access, radiator.

### Bedroom One,

11'4" x 10'2" approx. (3.46 x 3.12 approx. )  
Window to front, radiator.



### Bedroom Two

11'0" x 10'2" approx. (3.36 x 3.12 approx. )  
Window to front, radiator.

### Bedroom Three

9'7" x 7'3" approx. (2.94 x 2.22 approx. )  
Window to rear, radiator, mirrored fitted wardrobes.

### Shower Room

6'2" x 6'0" approx. (1.90 x 1.85 approx. )  
Fitted with W/C, hand wash basin vanity, shower cubicle, heated towel rail, tiled flooring and walls, window to side.



### External

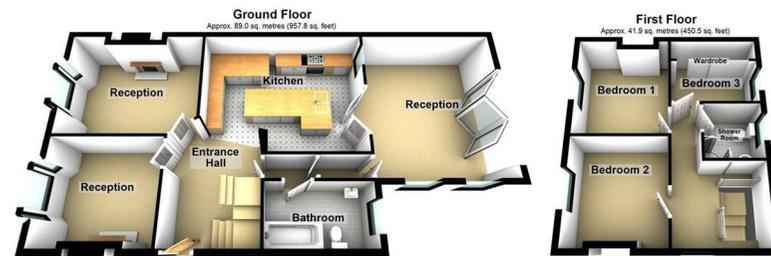
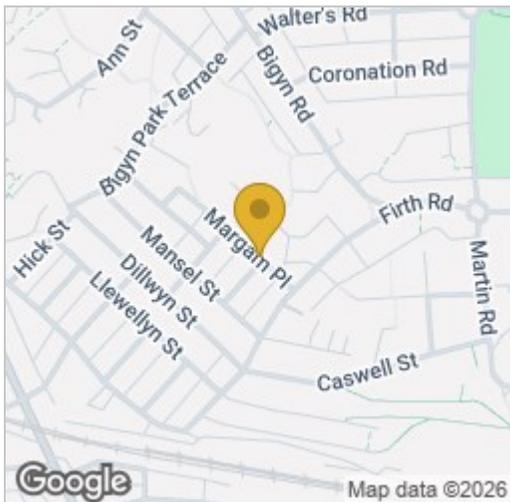
Front : Driveway and outbuilding  
Rear : Patio are to rear and side, steps up to lawn area with water feature.



### Outbuilding

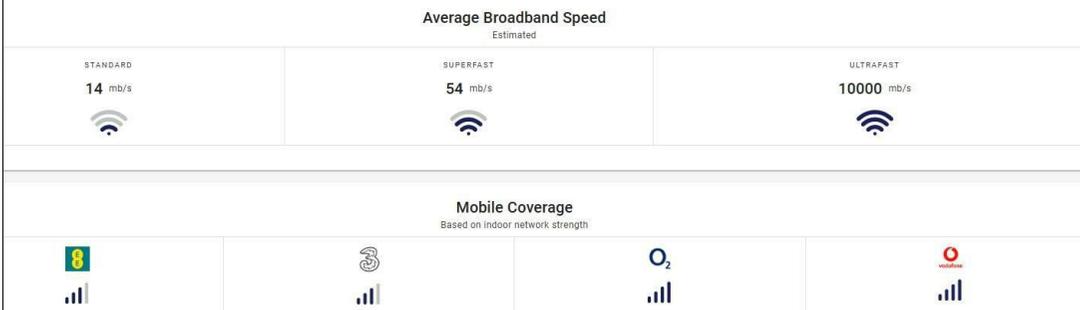
11'6" x 18'11" approx. (3.52 x 5.77 approx. )

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



Total area: approx. 130.8 sq. metres (1408.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very 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>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Property
- Three Bedrooms
- Three Reception Rooms
- Open Plan Kitchen
- Driveway
- Outbuilding
- Council Tax - C (March 2026)
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Freehold

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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 Reviews ★★★★★

