



5 Porth Y Gar, Llanelli, SA14 9TJ
£230,000

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Davies Craddock Estates are pleased to present for sale this four bedroom town house in the cul-de-sac of Porth Y Gar, Bynea.

Porth Y Gar is ideally situated for access to the link road west to Llanelli and Trostre Retail Park and east to Swansea and the M4 along with transport links to Burry Port. Bynea also benefits from a small railway station with regular train services, pubs within walking distance, shops, schools and much more.

Set over three floors, the property offers a living room, kitchen diner and cloakroom on the ground floor with three bedrooms and family bathroom on the first floor. On the top floor, a spacious fourth bedroom with en-suite. Externally, the property has a drive way with garage and an enclosed garden laid to lawn with small patio area.

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

Entrance

Door into:

Hallway

Laminate flooring, stairs to first floor, radiator, electric fuse box,

Cloakroom

3'2" x 5'6" approx, (0.97 x 1.70 approx,)

Fitted with W/C, hand wash basin, wall mounted mirror. Window to front, laminate flooring, part tiles walls.

Kitchen/Diner

9'4" x 15'8" approx. (2.85 x 4.80 approx.)

Fitted with wall & base units with worktop over, sink & drainer with mixer tap, oven & gas hob with extractor hood over, space for fridge, freezer, space for washing machine, Tiled splash back, tiles flooring, bay window to front.





Living Room

16'3" x 11'8" approx. (4.96 x 3.56 approx.)

Laminate flooring, two radiators, window to rear, French doors leading to garden.

Landing

Stairs to second floor, airing cupboard housing boiler, storage cupboard.

Bedroom Two

9'7" x 13'4" approx. (max) (2.93 x 4.08 approx. (max))

Fitted wardrobes, window to rear, radiator.

Bedroom Three

9'5" x 12'5" approx. (max) (2.88 x 3.79 approx. (max))

Fitted wardrobes, window to front, radiator.

Bathroom

6'5" x 5'6" approx. (1.98 x 1.69 approx.)

Fitted with W/C, hand wash basin, panelled bath, part tiled walls, vinyl flooring, window to front, radiator.

Master Bedroom

21'3" x 13'0" approx. (max) (6.49 x 3.97 approx. (max))

Fitted wardrobes, two radiators, window to front, sky light to rear, vaulted ceilings, loft access.

En-suite

8'2" x 8'4" approx. (2.49 x 2.56 approx.)

Fitted with W/C, hand wash basin, enclosed shower cubicle, tiled flooring, part tiled walls, window to rear.

Garage

8'4" x 16'8" (2.56 x 5.09)

Up & Over door, full electrics.

External


Driveway leading to garage, side access to rear garden mostly laid to lawn with small patio area.

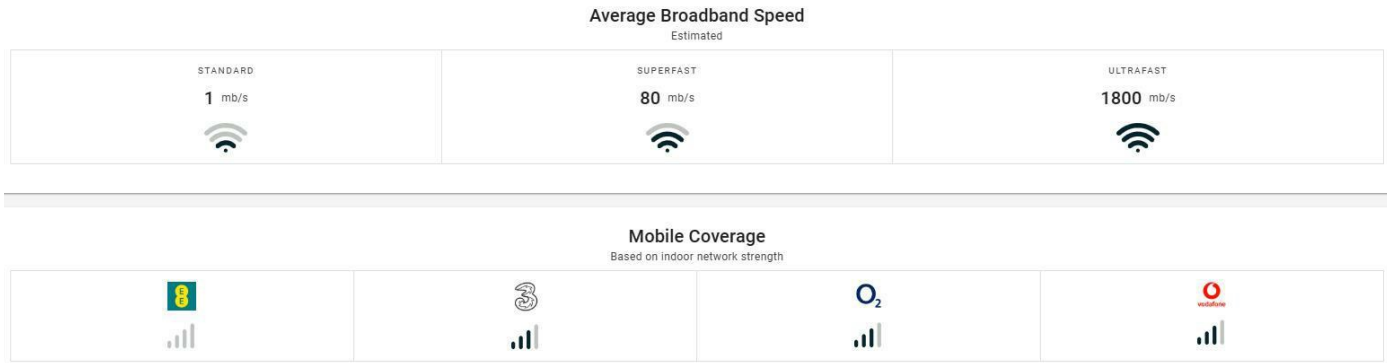


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Town House
- Four Bedrooms with Master En-suite
- Driveway & Garage
- Enclosed Garden
- Mains Gas, Electric, Water & Drainage
- EPC - C
- Approx 109m2
- Council Tax - D (March 25)
- No Onward Chain
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	85
(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
		



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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.

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, 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. 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.