



I Waun Eos, Llanelli, SA15 4BG  
£269,995

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Davies Craddock Estates are pleased to present for sale this three bedroom semi-detached property set in the sought -after location of Pwll, Llanelli.

Boasting character and charm, this welcoming property features an entrance porch, understairs cloakroom, two reception rooms, and a kitchen diner. Upstairs, you'll find three bedrooms and a shower room. Externally, there's a driveway leading to a garage at the front and an enclosed, tiered garden to the rear.

Enjoying a prime position between the vibrant towns of Llanelli and Burry Port, this home offers easy access to local amenities, local schools, and the stunning coastline with its beautiful beaches.

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

Briefly comprising of;

#### **Entrance Porch**

Door into;

#### **Hallway**

Laminate flooring, radiator, stairs to first floor, understairs W/C.

#### **W/C**

Understairs - Fitted with W/C, hand wash basin vanity unit, storage box (housing fuse box) vinyl flooring.

#### **Reception One**

13'3" x 11'10" approx. (4.06 x 3.63 approx. )

Bay window to front, radiator, laminate flooring, fireplace.







### Reception Two

12'7" x 11'10" approx. (3.85 x 3.63 approx. )  
Window to rear, radiator, laminate flooring, fireplace.

### Kitchen/Diner

11'11" x 25'6" approx. (max) (3.64 x 7.78 approx. (max))  
Fitted with wall and base units with worktop over, integrated fridge, sink and drainer with mixer tap, oven and hob with extractor hood over, space for washing machine and tumble dryer. Tiled splash backs, tiled flooring, two radiators, spot lights window to rear and side, door to side.

### Stairs and Landing

Window to side, laminate flooring,

### Bedroom One

13'1" x 11'10" approx. (4.00 x 3.63 approx. )  
Window to rear, fitted wardrobes, radiator, laminate flooring,

### Bedroom Two

12'9" x 10'11" approx. (3.91 x 3.35 approx. )  
Window to front, radiator, laminate flooring.

### Bedroom Three

8'0" x 8'0" approx. (2.46 x 2.44 approx. )  
Window to front, radiator, laminate flooring.

### Shower Room

8'11" x 8'0" approx. (2.73 x 2.46 approx. )  
Fitted with W/C, hand wash basin vanity unit, double shoe, wall mounted mirror cabinet, heated towel rack, storage cupboard (housing boiler - WORCESTER) part tiles walls, laminate flooring, window to side.

### External

Initial shared driveway leading to own driveway and garage and lawn area to front. To the rear, enclosed tiered garden with patio area with steps up to lawn areas, with wooden shed.

### Garage

Roller door to front, windows to side and rear, electrics.





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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



- Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Driveway & Garage
- Enclosed Tiered Garden
- Mains Gas, Electric, Water & Drainage
- EPC - D Approx. 76m2 - Floorplan Available
- Council Tax - C (July 2025)
- Freehold
- No Chain

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!

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A REVIEW



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