



27 Erw Non, Llannon, SA14 6BH

£169,995

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Est 1978

Davies Craddock Estates is delighted to introduce this charming three-bedroom semi-detached home, perfectly situated in the highly desirable village of Llannon, Llanelli.

The ground floor offers a thoughtful layout, featuring a welcoming lounge, a formal dining room, a functional kitchen, and the added convenience of a downstairs cloakroom. Upstairs, you will find three well-proportioned bedrooms and a family bathroom. Externally, the property boasts gardens to the front and rear, complemented by a versatile outbuilding/workshop—an ideal space for a home studio, gym, or hobby room, along with a driveway for offroad parking.

Situated in the heart of the picturesque village of Llannon, this property enjoys a community-focused atmosphere with the local Ysgol Llannon primary school and traditional village pubs just a short walk away. For more extensive needs, the bustling Cross Hands Food Park is only minutes away, offering a wide array of supermarkets including Lidl and Aldi, alongside retail outlets, cafes, and a gym. With the M4 corridor easily accessible, this location is a perfect gateway for commuters traveling to Swansea, Cardiff, or further afield

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

Entrance Hallway

Laminate flooring, stairs to first floor.

Cloakroom

5'2" x 3'8" approx. (1.60 x 1.14 approx.)

Fitted with W/C, hand wash basin, window to side with obscure glass, radiator.

Living Room

11'0" x 14'11" approx. (3.36 x 4.55 approx.)

Window to front, radiator, fitted carpet.





Dining Room

14'7" x 8'9" approx. (4.46 x 2.69 approx.)

Window to rear, radiator, understairs storage cupboard.

Kitchen

11'4" x 9'9" approx. (3.46 x 2.99 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, space for free standing cooker, washing machine and fridge freezer, extractor hood, window to rear, and side.

Landing

Loft access, two storage cupboards.

Bedroom One

11'1" x 12'9" approx. (3.39 x 3.91 approx.)

Window to front, radiator.

Bedroom Two

11'5" x 9'7" approx. (3.50 x 2.94 approx.)

Window to rear, radiator, storage cupboards.

Bedroom Three

8' 9" x 8' 4" (2.67m x 2.54m) uPVC window to rear, radiator, fitted carpet, storage cupboard.

Bathroom

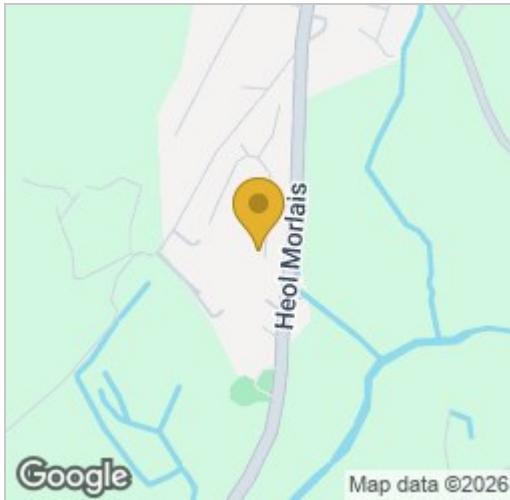
uPVC window to front with obscure glass, three piece suite, fully tiled walls.

External

There is a rear enclosed garden with lawn and patio area, to the front there is a lawn and driveway.

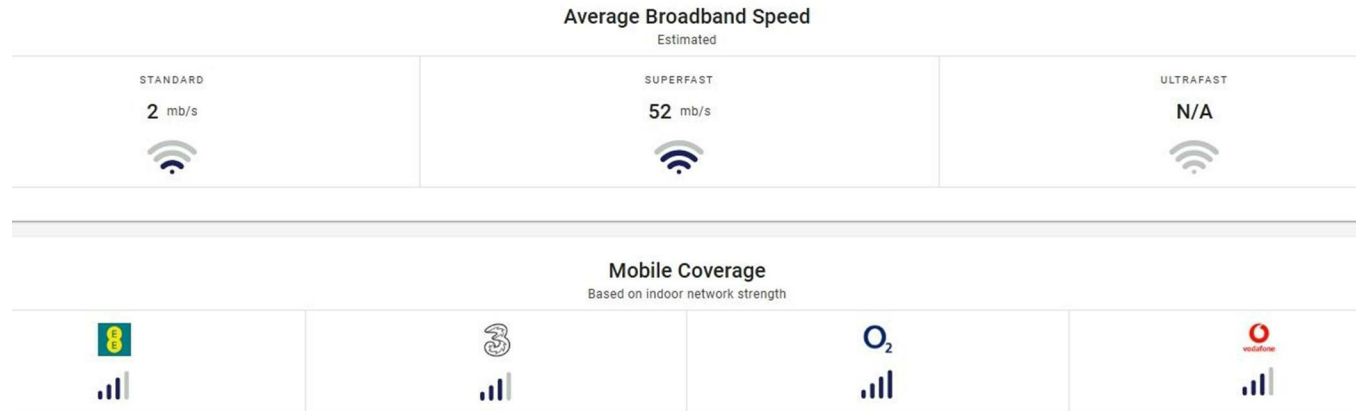


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi Detached Property
- Oil Fired Central Heating
- Mains, Water, Electricity & Drainage
- EPC -E
- Outbuilding
- Council Tax Band - C (May 26)
- Approx 93 m2
- Driveway For Off Road Parking
- Three Bedrooms
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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