39 Millfield Road, Llanelli, SA14 8BL

£149,995

2 1 1 C

Est 1978

Davies Craddock Estates are pleased to present for sale this charming, cottage-style property situated on Millfield Road, Llanelli.

This cosy and inviting home offers a comfortable layout, featuring a welcoming living room, a functional kitchen, and a family bathroom on the ground floor, complemented by two well-proportioned bedrooms on the first floor.

Externally, the property benefits from a fully enclosed rear garden with raised decking areas that step down to a low-maintenance patio and lawn, all beautifully framed and secluded by mature trees.

Perfectly positioned in a popular residential area, the home enjoys close proximity to Llanelli town centre and Trostre Retail Park, ensuring a wide array of high-street shopping, supermarkets, and restaurants are just minutes away. The area is exceptionally well-served by local primary and secondary schools, healthcare facilities, and excellent transport links, including easy access to the A484, the M4 corridor, and Llanelli railway station for effortless commuting to Swansea and beyond. For outdoor enthusiasts, the property is ideally situated just a short distance from the picturesque Swiss Valley Reservoir, which offers beautiful countryside walks, cycling trails, and peaceful woodland scenery right on your doorstep. Along with easy access to the scenic Millennium Coastal Path, this location perfectly balances urban convenience with natural beauty.

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

## Entrance
Main door into :

## Living Room
13'5" x 18'10" approx. (4.10 x 5.75 approx. )
Electric fire and surround, radiator, stairs to first floor.

## Kitchen
11'8" x 9'7" approx (3.58 x 2.93 approx )
Fitted with wall and base units with worktop over, oven and hob with extractor hood over, Belfast sink with mixer tap, integrated fridge/freezer, space for washing machine. Tiled splash backs, tiled flooring, radiator, window to rear. Wall mounted boiler (GLOW-WORM)

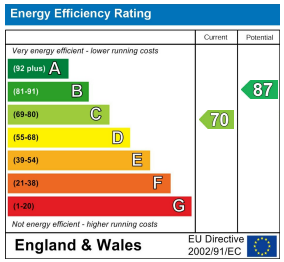
## Inner Hallway
Storage cupboard, external door to rear.

## Bathroom
11'8" x 6'7" approx. (3.58 x 2.03 approx. )
Fitted with WC, hand wash basin, panelled bath, shower cubicle, heated towel rail. Airing cupboard, tiled walls and flooring, window to rear.

## Bedroom One
13'7" x 11'9" approx. (4.16 x 3.59 approx. )
Window to front, radiator,

## Bedroom Two
10'5" x 6'6" approx. (3.18 x 2.00 approx. )
Window to front, radiator, storage cupboards.

## External
Enclosed garden with decked area with steps down to patio and lawn areas with mature trees.




These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

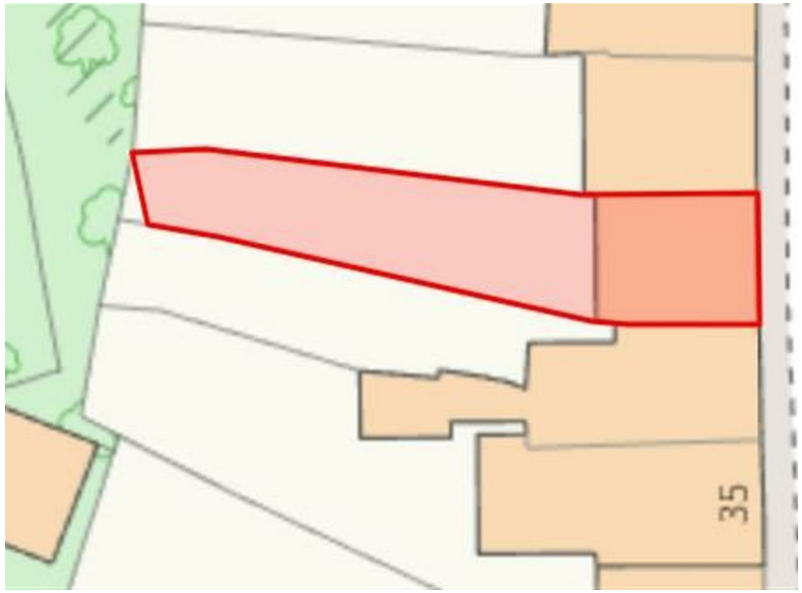
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

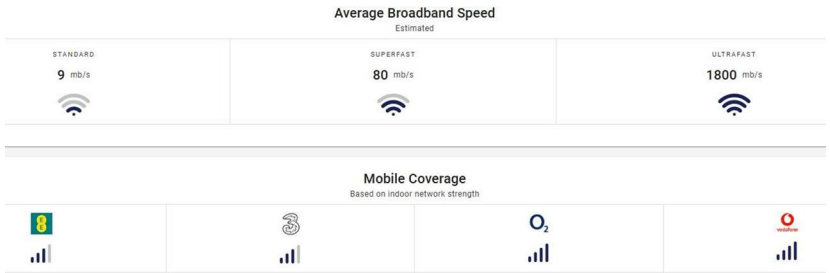
Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

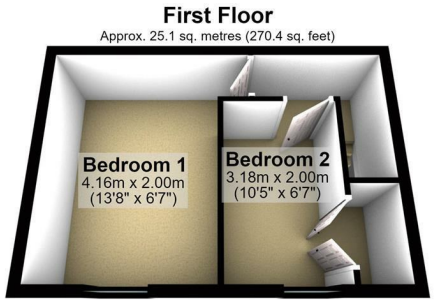
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.




- Cottage Style Property
- Two Bedrooms
- Enclosed Garden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - C (Approx. 67m2/721sqft)
- Council Tax Band - C (Information provided by the local authority, subject to change).
- Freehold
- No Chain
- Viewing Essential






Total area: approx. 71.3 sq. metres (767.5 sq. feet)

*We'd love to hear what you think!*

LEAVE US A REVIEW

SCAN ME

Google Reviews ★★★★★

18 Murray Street, Llanelli, Carmarthenshire, SA15 1DZ
**T.** 01554 779444 | **E.** estates@dcestates.co.uk
**www.daviescraddock.co.uk**

Est 1978