



104 Denham Avenue, Llanelli, SA15 4DD

£299,995

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Davies Craddock Estates is delighted to present for sale this beautifully presented detached property, occupying a prime position in the ever sought-after residential area of Denham Avenue, Llanelli.

Tastefully decorated throughout, this home offers a seamless blend of comfort and modern living:

A welcoming entrance hallway with convenient cloakroom leads into a desirable cosy living room, complimented by a warming log burner. This flows effortlessly into the well-appointed modern kitchen, featuring integrated appliances. The kitchen, in turn, opens into a bright conservatory, providing an ideal spot for dining or relaxation. Upstairs, you will find three well-proportioned bedrooms and a contemporary family bathroom.

The exterior offers a private driveway for off-road parking leading to a detached garage. To the rear, the garden provides a peaceful retreat with a small patio area, a lawn surrounded by mature trees and shrubs, offering both privacy and charm.

This property is a fantastic opportunity for families or anyone seeking a stylish home in a superb location. Early viewing is highly recommended.

Entrance Hallway

Tiled flooring, stairs to first floor, under stairs storage.

Cloakroom

Fitted with W/C, hand wash basin, heated towel rack, extractor fan, part tiled walls, tiled flooring.

Living Room

12'5" x 11'0" approx. (max) (3.79 x 3.36 approx. (max))

Log burner, laminate flooring, radiator, window to front. Opening into;





Kitchen

17'10" x 10'9" approx. (5.45 x 3.28 approx.)

Fitted with wall and base units with worktop over, integrated fridge/freezer, midlevel oven and microwave, sink with mixer tap, space for washing machine, kitchen island with ceramic hob with extractor hood over and wine cooler fridge, tiled flooring, radiator, window to side, opening into;

Conservatory

8'3" x 12'11" approx. (2.54 x 3.95 approx.)

Tiled flooring, radiator, door to side.

Landing

Window to side

Bedroom One

12'9" x 10'3" approx. (3.89 x 3.14 approx.)

Window to front, radiator, fitted wardrobes.

Bedroom Two

10'0" x 10'5" approx. (3.05 x 3.19 approx.)

Window to rear, radiator, fitted wardrobes.

Bedroom Three

7'8" x 7'6" approx. (2.36 x 2.31 approx.)

Window to front, radiator, storage cupboard housing boiler (BAXI) Loft access (part boarded)

Bathroom

7'6" x 8'6" approx. (2.31 x 2.60 approx.)

Fitted with W/C, hand wash basin vanity, panelled bath, heated towel rack, tiled walls and flooring, window to rear.

External

Front : Driveway at side leading to garage.

Rear : Garden with patio and lawn areas with mature trees and shrubs.

Garage

16'10" x 8'3" approx. (5.15 x 2.54 approx.)

Electric roller shutter to front, two windows to side.

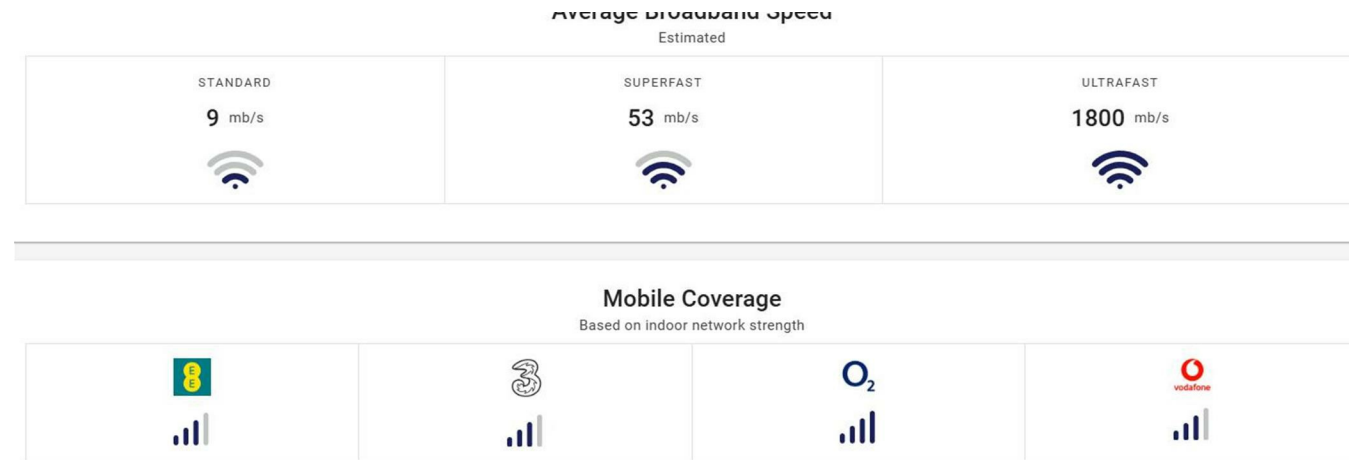


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached Property
- Three Bedrooms
- Open Plan Living
- Well Presented and Tastefully Decorated
- Driveway & Garage
- EPC - E (approx 79m2/796ft2)
- Council Tax - C (November 25)
- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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!
**LEAVE US
A REVIEW**



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Reviews ★★★★★