

15 College Square, Llanelli, SA15 1DT

£229,995

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Davies Craddock Estates are pleased to present for sale this semi-detached property on College Square, Llanelli.

Set in a desirable location, this spacious home retains charming original features and character throughout, offering a fantastic blend of traditional appeal and versatile living space. The ground floor comprises three well-proportioned reception rooms ideal for a lounge, dining room, and family space, alongside a kitchen positioned toward the rear. Ascending to the first floor, you will find four bedrooms offering flexible accommodation for a growing family, served by a family bathroom. Externally, the property boasts a private courtyard garden to the rear, complete with a detached garage/workshop.

Situated in a convenient and sought-after residential area of Llanelli, the property enjoys close proximity to a wide range of local amenities, including shops, supermarkets. Families will appreciate being near reputable local primary and secondary schools, while commuters benefit from excellent transport links, including regular bus services and easy access to the Llanelli railway station. Additionally, the area offers lovely parks, recreational facilities, and easy access to the scenic coastline and Millennium Coastal Park, making it an ideal spot for everyday convenience and outdoor leisure.

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

























Entrance Vestibule
Tiled flooring, stained glass panelled door.

Hallway
Wood flooring, radiator, stairs to first floor, under stairs storage cupboard.

Reception One
10'5" x 13'5" approx. (3.18 x 4.10 approx.)
Bay window to front, radiator, feature grate fire & surround.

Reception Two
12'2" x 11'3" approx. (3.72 x 3.43 approx.)
Window to rear, radiator.

Reception Three
18'1" x 10'10" apporox. (5.52 x 3.31 approx..)
Window to side, wood flooring, radiator, feature grate fire & surround.

Kitchen
13'0" x 10'10" approx. (3.98 x 3.31 approx.)
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and ceramic hob with extractor hood over, space for fridge/freezer and washing machine, tiled flooring, radiator, window to side and rear, external door to side.

Split Level Landing
Loft access.

Bedroom One
11'2" x 11'0" approx. (3.42 x 3.36 approx.)
Bay window to front, radiator.

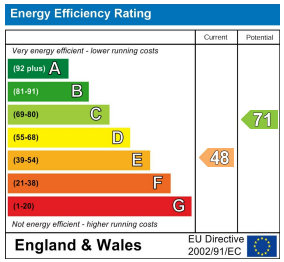
Bedroom Two
11'5" x 11'0" approx. (3.48 x 3.36 approx.)
Window to rear, radiator.

Bedroom Three
10'10" x 10'10" approx. (3.31 x 3.31 approx.)
Window to rear, radiator.

Bedroom Four
7'8" x 6'2" approx. (2.36 x 1.90 approx.)
Window to front.

Bathroom
7'7" x 7'7" approx. (2.32 x 2.32 approx.)
Fitted with W/C, hand wash basin, panelled bath with electric shower over, glass shower screen, heated towel rail, tiled walls and flooring, window to side. Airing cupboard - housing boiler.

External
Front gated courtyard with side gated access to rear. Enclosed courtyard garden with detached garage (not inspected)



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.

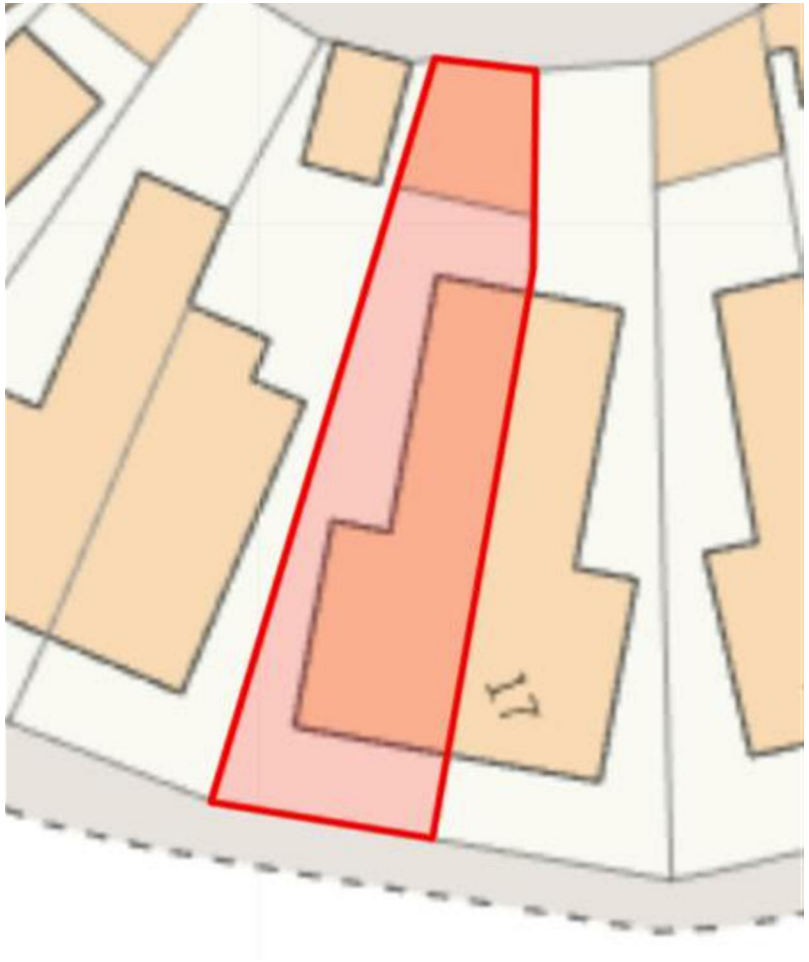
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

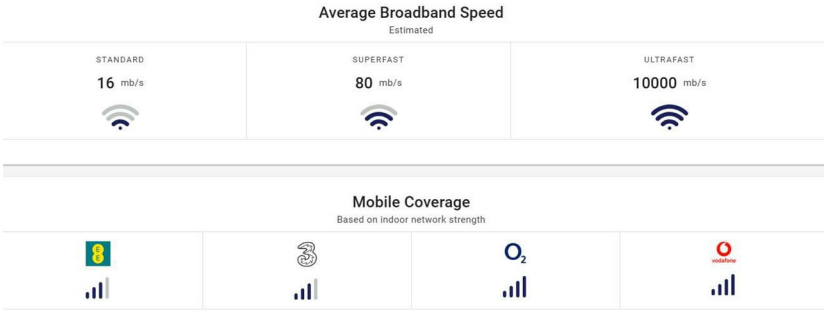
We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

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.

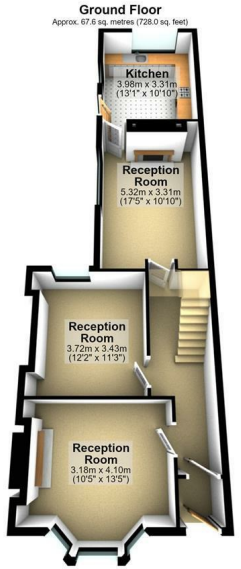
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

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- Semi-Detached Property
- Four Bedrooms
- Three Reception Rooms
- Detached Garage To Rear
- Mains Gas, Electric, Water & Drainage
- EPC - E Approx. 142m2
- Council Tax - D (provided by local authority, subject to change)
- Freehold
- No Chain
- Viewing Essential





Total area: approx. 124.8 sq. metres (1343.0 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

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