



73 New Road, Llanelli, SA15 3DS

£325,000

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Davies Craddock Estates are pleased to present for sale this impressive five-bedroom terraced property which perfectly balances traditional character with modern family living, located on the sought-after New Road in Llanelli.

Tastefully decorated throughout, the home welcomes you with original decorative floor tiles and high ceilings and boasts three versatile recreation rooms, offering ample space for families. The interior seamlessly blends period features with contemporary finishes, creating a warm and inviting atmosphere across all three floors. Externally, the property offers a private, enclosed rear garden featuring a mix of decked, patio, and lawn areas. The property also offers a basement which runs the entirety of the footprint, fully equipped with electrics and lighting. Additionally, the home benefits from a secure car port equipped with an electric roller shutter door, providing convenient and private off-road parking.

You are just a short stroll from the town centre's shops, cafes, while the Millennium Coastal Path and Sandy Water Park offer beautiful spots for walking and cycling. The property is perfectly positioned for well-regarded local schools, including Ysgol Y Ffwrms, and commuters will appreciate the quick access to the M4.

Early viewing is essential to see what the property has to offer.

Entrance Vestibule

Tiled flooring, door into;

Entrance Hallway

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

Reception One

14'9" x 11'6" approx. (4.50 x 3.53 approx.)

Bay window to front, open grate fire place and surround, radiator, sliding doors into;

Reception Two

12'7" x 13'10" approx. (3.84 x 4.22 approx.)

Window to rear, radiator, alcove storage shelves.

Cloakroom

6'5" x 4'5" approx. (max) (1.98 x 1.37 approx. (max)

)
Fitted with W/C, hand wash basin vanity, tiled flooring, part tiled walls, window to side.

Reception Three

16'3" x 11'8" approx. (4.97 x 3.58 approx.)

Window to side, two radiator, storage cupboards, door into;

Kitchen

10'3" x 11'8" approx. (3.13 x 3.58 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, double oven/hob with extractor hood over, integrated fridge freezer, space for washing machine, tumble dryer and dishwasher, tiled flooring, part tiled walls, window to rear, door to side.

Split Level Landing

Storage cupboard, stairs to second floor.





Bedroom One

12'2" x 14'7" approx. (max) (3.73 x 4.46 approx. (max)

)
Bay window to front, radiator, fitted wardrobes, door into;

Ensuit Shower Room

6'1'4" x 6'0" approx. (max) (18.7 x 1.84 approx. (max))

Fitted with W/C, hand wash basin vanity, shower cubicle, tiled walls and flooring, heated towel rail.

Bedroom Two

12'2" x 10'9" approx. (max) (3.73 x 3.29 approx. (max)

)
Window to rear, radiator, fitted wardrobes/cupboards, laminate flooring.

Bedroom Three

12'10" x 14'8" approx. (max) (3.92 x 4.49 approx.

(max))
Window to rear, radiator, fitted wardrobes, open grate fire and surround.

Bedroom Four

6'5" x 11'2" approx. (1.96 x 3.41 approx.)

Window to front, radiator, fitted wardrobes/cupboards, laminate flooring.

Bathroom

8'1" x 9'8"+ approx. (2.47 x 2.96+ approx.)

Fitted with W/C, hand wash basin, shower cubicle, panelled bath, storage cupboard, tiled flooring, part tiled walls, radiator, window to side.

Second Floor

Bedroom Five

22'4" x 11'1" approx. (max) (6.81 x 3.40 approx. (max)

)
Vaulted ceilings, velux window to rear, laminate flooring, eaves storage, walk in wardrobe, door into;

Ensuite Shower Room

3'10" x 8'6" approx. (1.17 x 2.60 approx.)

Fitted with W/C, hand wash basin, shower cubicle. laminate flooring.

External

Rear garden with side decking area, steps down to patio and lawn area leading on to car port with electric roller shutter.

Basement & Storage Room

Basement - Running the entirety of the property with built in work bench, full electrics and lighting, housing boiler.

Storage room/log store.

*not inspected



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



- Terraced Property
- Five Bedrooms
- Three Reception Rooms
- Car Port To Rear
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - D (March 2026)
- Freehold
- Viewing Essential
- Tastefully Decorated Throughout

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Average Broadband Speed

Estimated



Mobile Coverage

Based on indoor network strength



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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