



20 Heol Innes, Llanelli, SA15 4LA
£265,000

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Davies Craddock Estates is delighted to introduce this three-bedroom detached property to the market, perfectly positioned within the , sought-after cul-de-sac of Heol Innes, Llanelli.

While presenting an ideal blank canvas for those seeking a modernisation project, this home is filled with incredible potential. The ground floor features a functional kitchen and two well-proportioned reception rooms, providing flexible living and entertaining space.

The first floor hosts three comfortable bedrooms and a shower room. Externally, the property benefits from a private driveway and a garage, ensuring ample off-road parking. The rear offers a secure, enclosed, low-maintenance garden, perfect for relaxation without the heavy upkeep.

Essential amenities are within easy reach, including major supermarkets and retail outlets at Trostre Retail Park, and a selection of local schools. For commuters, the location is highly practical, offering simple, quick access to the M4 motorway, connecting you swiftly to Swansea, Carmarthen, and beyond.

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

Comprising :

Entrance

Door into vestibule, window to fore.

Reception Room

14'0" x 10'9" approx. (4.28 x 3.30 approx.)

Window to fore, feature fireplace with electric fire, stairs to first floor, radiator, door into:

Reception Rooms

18'3" x 10'9" approx. (5.58 x 3.30 approx.)

Double doors to rear,, radiator, electric heater, door into:





Kitchen

Window to rear, vinyl flooring, partly tiled walls, wall and base units with worktop over, space for cooker, washing machine and fridge freezer, under stairs storage cupboard, radiator.

Rear Porch

Door to side.

First Floor Landing

Storage cupboard housing Baxi boiler, Loft access (part boarded)



Bedroom One

16'4" x 10'9" approx. (max) (4.98 x 3.30 approx. (max))

Window to fore, fitted wardrobes and storage, radiator.

Bedroom Two

7'11" x 8'7" approx. (2.43 x 2.62 approx.)

Window to rear, radiator.



Bedroom Three

10'9" x 7'1" approx. (3.30 x 2.18 approx.)

Window to fore, radiator.

Shower Room

8'7" x 6'3" approx. (max) (2.62 x 1.91 approx. (max))

Window to rear, respatex walls, W/C, hand wash basin, shower enclosure, radiator.



External

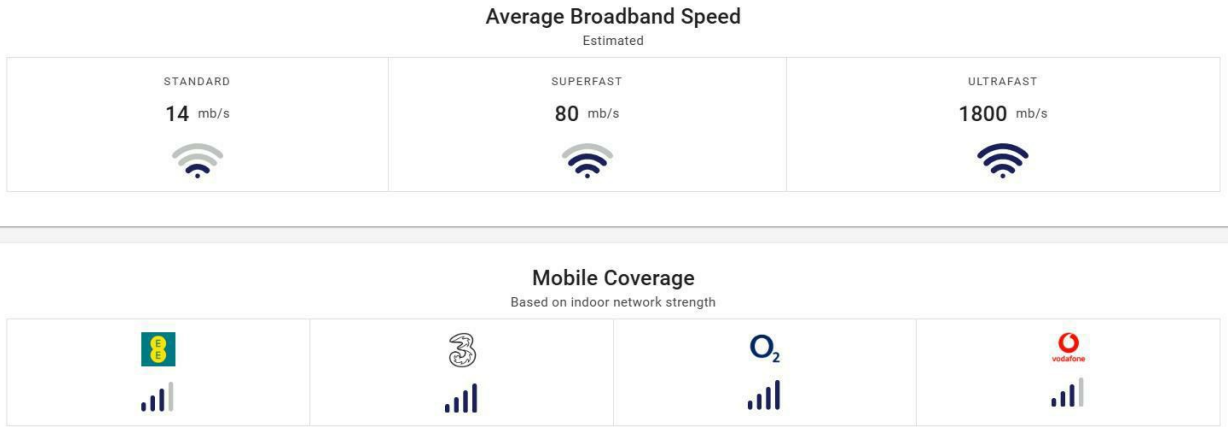
Front : Driveway leading to integrated garage.
Rear : Enclosed garden with patio, decked and decorative stone areas.

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



- Detached Property
- Three Bedrooms
- Two Reception Rooms
- Enclosed Garden
- Driveway & Garage
- Mains Gas, Electric, Water & Drainage
- Council Tax - D (Provided by local authority, subject to change)
- EPC - D (Approx 82m2/882ft2)
- Freehold
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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