



15 Denham Avenue, Llanelli, SA15 4DB  
£175,000



Davies Craddock Estates are pleased to present for sale this semi-detached property set within the ever popular location of Denham Avenue, Llanelli.

Situated within walking distance of the local schools, and the Millennium Coastal Path and Llanelli Beach. A short walk from Llanelli Town Centre and all other associated amenities.

The property offers a welcoming entrance hallway leading to two reception rooms and kitchen on the ground floor followed by three bedrooms and bathroom on the first floor. Externally, a rear enclosed garden mostly laid to lawn with side gated access.

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

Comprising of:

#### **Entrance**

Door into:

#### **Hallway**

Stairs to first floor, under stairs cupboard, laminate flooring, radiator.

#### **Reception One**

14'7" x 12'0" approx. (max) (4.45 x 3.66 approx. (max))

Bay window to front, fire and fire surround, radiator.

#### **Reception Two**

11'1" x 14'6" approx. (max) (3.40 x 4.44 approx. (max))

Double sliding door to rear, radiator, fire and fire surround.





### Kitchen

**18'9" x 8'11" approx. (max) (5.73 x 2.74 approx. (max))**

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, ceramic hob with extractor hood over, mid level double oven, integrated fridge/freezer and dishwasher, tiled splash backs, laminate flooring, window to rear; door to rear, storage cupboard. Boiler (GLOWWORM),



### Bedroom One

**15'3" x 11'9" approx. (max) (4.65 x 3.60 approx. (max))**

Bay window to front, radiator, fitted wardrobes.

### Bedroom Two

**14'8" x 10'10" approx. (max) (4.49 x 3.32 approx. (max))**

Bay window to rear, radiator, fitted wardrobes.

### Bedroom Three

**6'6" x 7'11" approx. (max) (2.00 x 2.42 approx. (max))**

Window to front, radiator.

### Bathroom

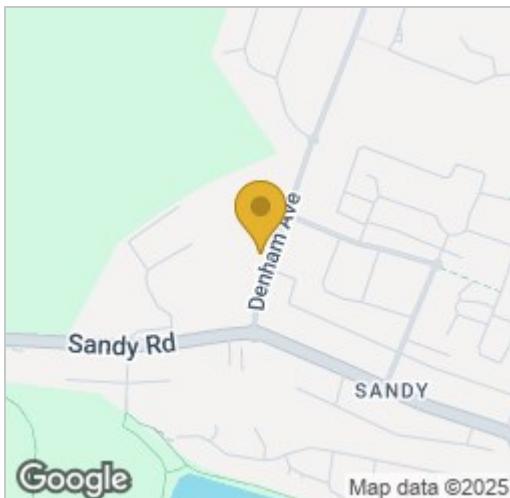
**6'3" x 7'4" approx. (1.92 x 2.26 approx. )**

Fitted with W/C, hand wash basin, shower cubicle, storage cupboard housing water tank, window to rear, vinyl flooring, loft access.

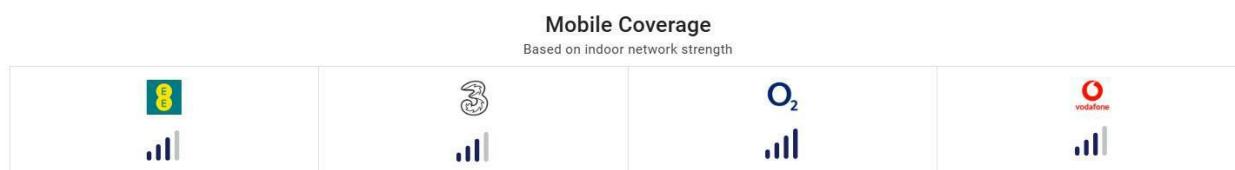
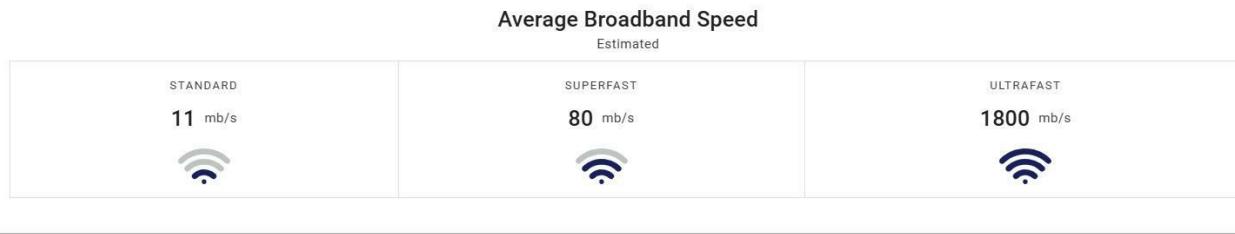
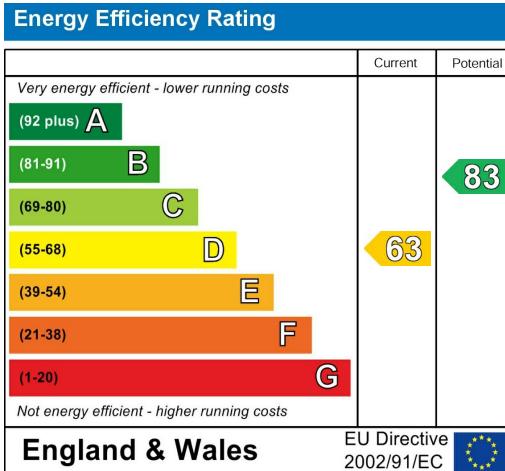


### External

Enclosed rear garden mostly laid to lawn with patio area, shed. outbuilding with W/C, side gated access.



- Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Enclosed Garden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - D Council Tax - D (May 2025)
- No Chain
- Freehold
- Awaiting Grant Of Probate



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 firms 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.