



39 Millfield Road, Llanelli, SA14 8BL

£149,995

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Davies Craddock Estates are pleased to present for sale this charming, cottage-style property situated on Millfield Road, Llanelli.

This cosy and inviting home offers a comfortable layout, featuring a welcoming living room, a functional kitchen, and a family bathroom on the ground floor, complemented by two well-proportioned bedrooms on the first floor.

Externally, the property benefits from a fully enclosed rear garden with raised decking areas that step down to a low-maintenance patio and lawn, all beautifully framed and secluded by mature trees.

Perfectly positioned in a popular residential area, the home enjoys close proximity to Llanelli town centre and Trostre Retail Park, ensuring a wide array of high-street shopping, supermarkets, and restaurants are just minutes away. The area is exceptionally well-served by local primary and secondary schools, healthcare facilities, and excellent transport links, including easy access to the A484, the M4 corridor, and Llanelli railway station for effortless commuting to Swansea and beyond. For outdoor enthusiasts, the property is ideally situated just a short distance from the picturesque Swiss Valley Reservoir, which offers beautiful countryside walks, cycling trails, and peaceful woodland scenery right on your doorstep. Along with easy access to the scenic Millennium Coastal Path, this location perfectly balances urban convenience with natural beauty.

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





## Entrance

Main door into :

## Living Room

13'5" x 18'10" approx. (4.10 x 5.75 approx. )

Electric fire and surround, radiator, stairs to first floor.

## Kitchen

11'8" x 9'7" approx (3.58 x 2.93 approx )

Fitted with wall and base units with worktop over, oven and hob with extractor hood over, Belfast sink with mixer tap, integrated fridge/freezer, space for washing machine. Tiled splash backs, tiled flooring, radiator, window to rear. Wall mounted boiler (GLOW-WORM)

## Inner Hallway

Storage cupboard, external door to rear.

## Bathroom

11'8" x 6'7" approx. (3.58 x 2.03 approx. )

Fitted with WC, hand wash basin, panelled bath, shower cubicle, heated towel rail. Airing cupboard, tiled walls and flooring, window to rear.

## Bedroom One

13'7" x 11'9" approx. (4.16 x 3.59 approx. )

Window to front, radiator,

## Bedroom Two

10'5" x 6'6" approx. (3.18 x 2.00 approx. )

Window to front, radiator, storage cupboards.

## External

Enclosed garden with decked area with steps down to patio and lawn areas with mature trees.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

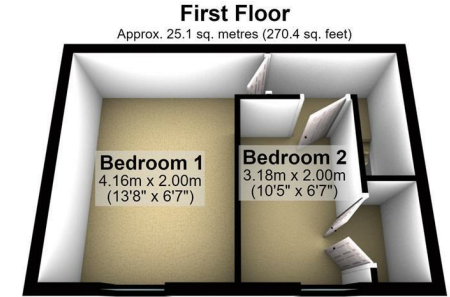
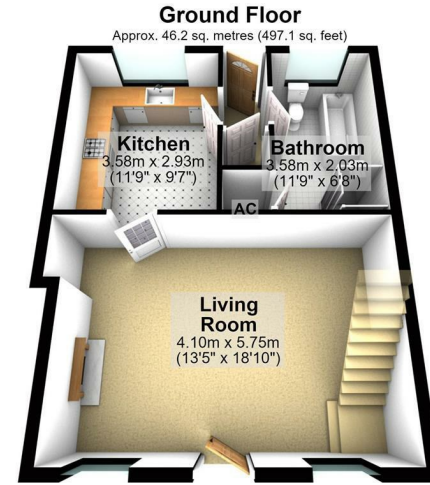
Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form 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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- Cottage Style Property
- Two Bedrooms
- Enclosed Garden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - C Approx. 67m2
- Council Tax Band - C (Information provided by the local authority, subject to change).
- Freehold
- No Chain
- Viewing Essential



Total area: approx. 71.3 sq. metres (767.5 sq. feet)

Average Broadband Speed Estimated		
STANDARD 9 mb/s	SUPERFAST 80 mb/s	ULTRAFAST 1800 mb/s
Mobile Coverage Based on indoor network strength		
3	3	O2

We'd love to hear what you think!

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A REVIEW



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