

9 Wern Road, Llanelli, SA15 1SP

£99,950

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Davies Craddock Estates are pleased to present for sale this mid-terrace property located on Wern Road, Llanelli.

Offered as a blank canvas, this home presents a fantastic opportunity for buyers looking to put their own stamp on a property. To the ground floor, the accommodation comprises two spacious reception rooms and a kitchen. To the first floor, you will find three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden featuring a patio and lawned area, complete with the added convenience of rear access. An ideal purchase for first-time buyers, families, or investors alike.

Situated on Wern Road, the property enjoys convenient access to Llanelli town centre, offering a wide range of local shops, supermarkets, cafes, and restaurants. The area is well-served by local schools and has excellent transport links, including regular bus services and the Llanelli railway station, making it easy to commute to nearby Swansea and Carmarthen. For leisure, local parks, coastal walks at the Millennium Coastal Path, and recreational facilities are all within easy reach.

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

























Entrance Hallway
Stairs to first floor, radiator, laminate flooring.

Living Room
9'6" x 12'10" approx. (2.92 x 3.93 approx.)
Window to front, laminate flooring, radiator.

Dining Room
11'0" x 10'5" approx. (3.36 x 3.20 approx.)
Window to rear, laminate flooring, radiator.

Kitchen
12'5" x 8'7" approx. (3.80 x 2.62 approx.)
Fitted with wall and base units with worktop over, sink and drainer, oven and electric hob with extractor hood over, space for washing machine and fridge freezer, vinyl flooring, tiled splashbacks, window to rear, external door to side. Boiler (VOKERA).

Landing
Loft access, radiator.

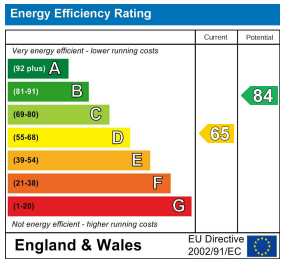
Bedroom One
12'5" x 8'7" approx. (3.80 x 2.62 approx.)
Window to rear, radiator.

Bedroom Two
11'10" x 8'7" approx. (3.62 x 2.64 approx.)
Window to front, radiator.

Bedroom Three
8'8" x 9'6" approx. (2.66 x 2.92 approx.)
Window to rear, radiator.

Bathroom
Fitted with W/C, hand wash basin, panelled bath with shower over, airing cupboard, radiator, tiled flooring, window to front.

External
Patio area leading to lawn with rear gated access.



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.

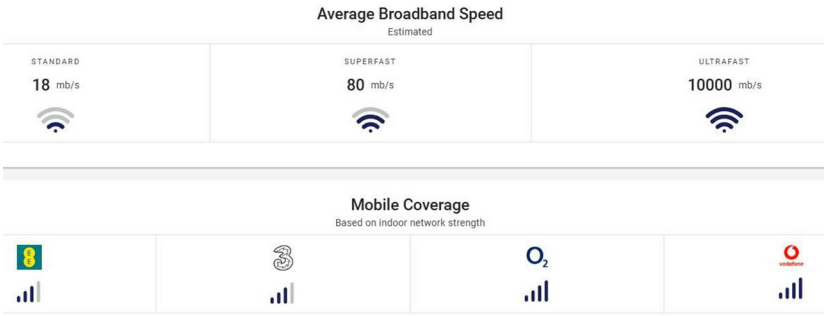
We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

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.

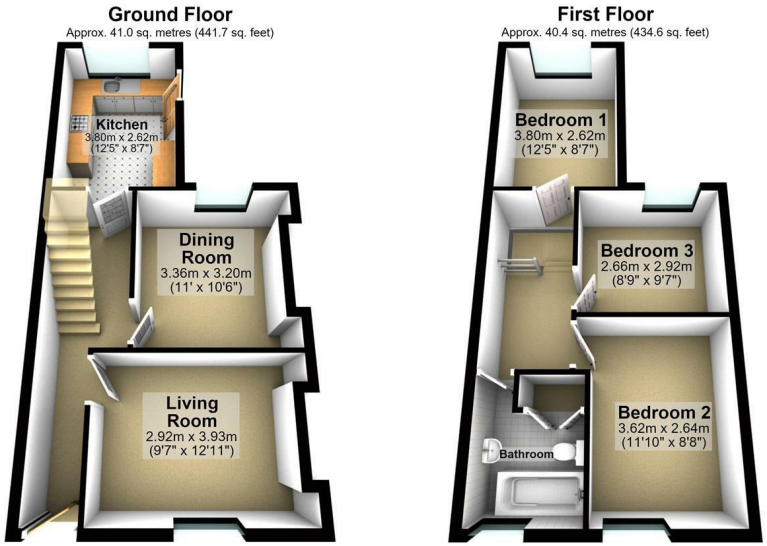
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.





- Mid-Terrace Property
- Three Bedrooms
- Two reception Rooms
- On Road Parking (no permit required)
- Enclosed Garden
- Mains Gas, Electric, Water & Drainage
- EPC - D Approx. 85m2
- Council Tax - B (provided by local authority, subject to change)
- Freehold
- No Chain



Total area: approx. 81.4 sq. metres (876.3 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

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