

1 Pwll Road, Llanelli, SA15 4BG

£179,995

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Davies Craddock Estates is pleased to present for sale this detached property on Pwll Road, Llanelli.

Offered with the benefit of no onward chain, the home features a practical layout comprising two reception rooms, a kitchen, and a shower room on the ground floor, with two bedrooms and a separate cloakroom on the first floor.

Externally, the front of the property boasts a shared driveway surrounded by mature trees and shrubs providing excellent kerb appeal, while the rear features an enclosed, tiered lawn garden.

Perfectly situated in the scenic coastal village of Pwll, the property benefits from close proximity to local amenities, including a primary school, a traditional local shop, and welcoming village pubs. Outdoor enthusiasts will love its location just moments away from the award-winning Millennium Coastal Path, offering miles of traffic-free walking and cycling routes with stunning views over the Burry Estuary and Gower Peninsula, whilst also remaining within easy reach of Llanelli town centre.

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

























Entrance Porch
Window to front and side, vinyl flooring, door into:

Hallway
Stairs to first floor, laminate flooring, radiator.

Reception One
14'0" x 9'5" approx. (4.28 x 2.88 approx.)
Window to front, laminate flooring, radiator.

Reception Two
14'0" x 7'7" approx. (4.28 x 2.33 approx.)
Windows to front and side, laminate flooring, electric fire with surround, under stairs storage, two radiators.

Kitchen
9'10" x 16'0" appro.x (max) (3.00 x 4.89 approx. (max))
Window and door to side, wall and base units with worktop over, sink and drainer with mixer tap, oven and ceramic hob with extractor hood over, integrated fridge, space for washing machine, boiler (Worcester), partly tiled walls, tiled flooring, radiator.

Shower Room
6'2" x 6'3" approx. (1.89 x 1.93 approx.)
Window to side, tiled flooring, partly tiled walls, W/C, hand wash basin, double shower cubicle, heated towel rail.

Rear Porch
Window to side, tiled flooring, external door to rear.

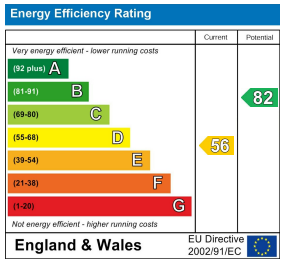
First Floor Landing
Laminate flooring, loft access.

Bedroom One
9'5" x 14'0" approx. (2.88 x 4.28 approx.)
Window to front, laminate flooring, radiator.

Bedroom Two
14'0" x 7'11" approx. (4.28 x 2.42 approx.)
Window to front, laminate flooring, radiator.

Cloakroom
4'1" x 5'5" approx. (1.27 x 1.67 approx.)
Window to front, tiled flooring, W/C, hand wash basin, heated towel rail, storage cupboard.

Externally
Off Road parking to side.
Rear raised lawned garden with patio area, mature trees and shrubs.



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.

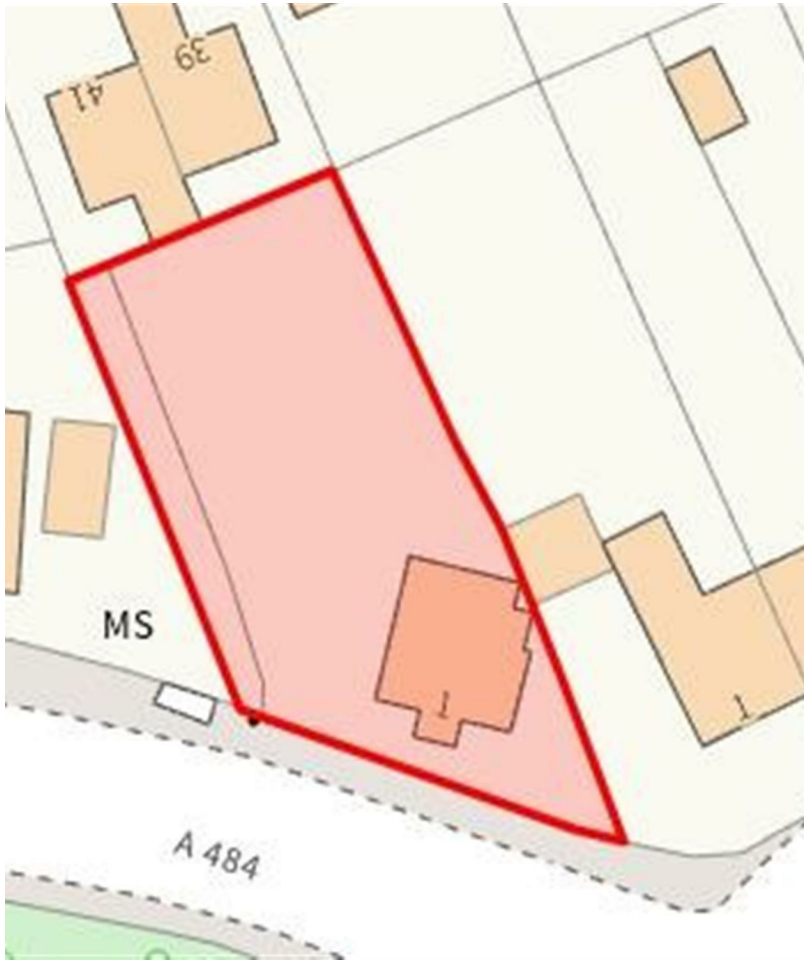
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

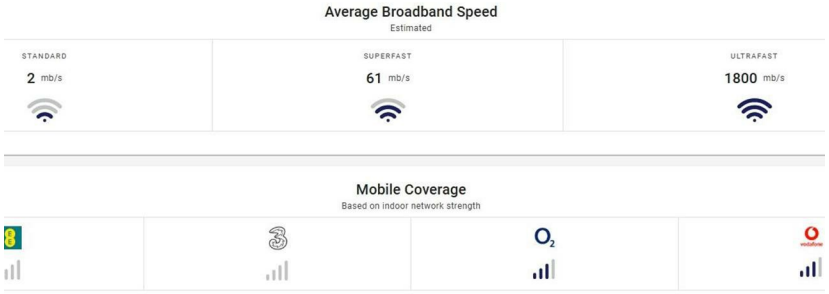
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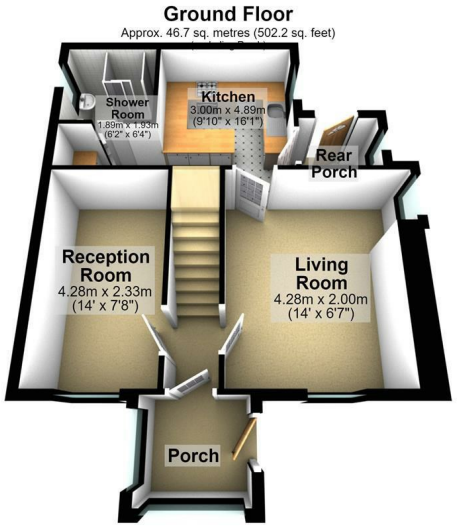
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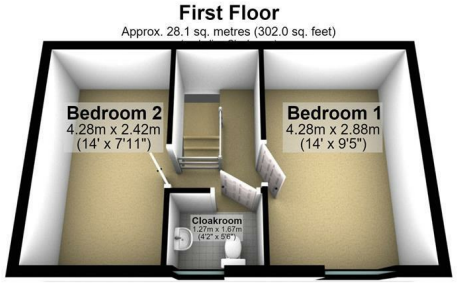
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- Detached Property
- Two Bedrooms
- Two Reception Rooms
- Driveway
- EPC - D (Approx. 76m2/818sqft)
- Council Tax Band - C (Information provided by local authority, subject to change).
- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain
- Viewing Essential





Total area: approx. 74.7 sq. metres (804.2 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

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