



28 Haulfryn, Llanelli, SA14 8QL  
£299,995

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Davies Craddock Estates are pleased to present for sale this detached three-bedroom property on the highly desirable Haulfryn, Llanelli.

Presented freshly decorated, this home offers a perfect "blank canvas" for its next owners. The bright, welcoming hallway guides you into a spacious living room that flows seamlessly into a dedicated dining area—ideal for family living and entertaining. A well-appointed modern kitchen leads to a highly versatile space, perfectly suited for use as a utility room or home laundry, while upstairs features three well-proportioned bedrooms, a contemporary shower room, and a separate WC.

Externally, the property boasts a front lawn garden with a private front driveway leading to an integral garage, alongside a secure, fully enclosed, low-maintenance rear courtyard garden.

Perfectly situated for modern convenience, the home is located in the vibrant village community of Llangennech/Bryn on the outskirts of Llanelli, offering seamless access to local primary schools, traditional pubs, shops, and the M4 motorway corridor for easy commuting to Swansea and beyond. For outdoor enthusiasts and families, the stunning Millennium Coastal Path, scenic beaches, and the state-of-the-art Canolfan Pentre Awel leisure facilities are all just a short distance away.

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





### **Entrance Porch**

Door into:

### **Hallway**

Stairs to first floor, radiator.

### **Living Room**

Window to front, feature fireplace with surround, radiator, opening to:

### **Dining/Reception Two**

Window to rear, radiator.



### **Kitchen**

Fitted with wall and base units with worktop over, sink and drainer, space for free standing cooker, vinyl flooring, radiator, window to rear.

### **Utility Room**

Window and door to rear, sink, space for washing machine, wall mounted boiler (Worcester), radiator.

### **First Floor Landing**

Window to side, loft access.

### **Bedroom One**

Window to front, radiator.

### **Bedroom Two**

Window to rear, fitted wardrobes, radiator.

### **Bedroom Three**

Window to front, built in storage cupboards, radiator.

### **Shower Room**

Fitted with hand wash basin set in vanity unit, corner shower cubicle, heated towel rail, tiled walls and flooring, window to rear.

### **Separate W/C**

Fitted with W/C, window to side, tiled walls and flooring.

### **Externally**

Enclosed rear garden with patio areas and decorative stone.

### **Garage**

Roller shutter, window to side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		72	
(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.

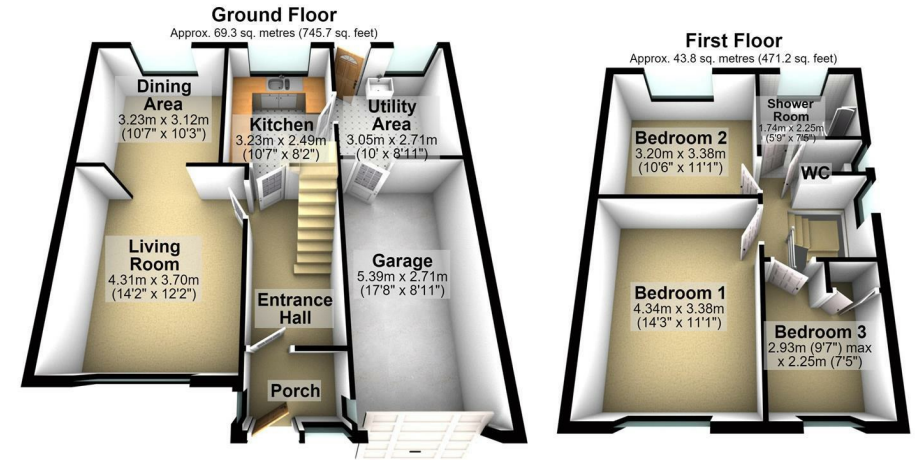
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For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

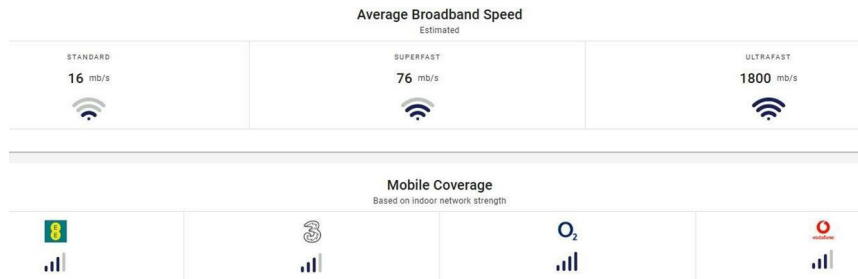
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- Detached Property
- Three Bedrooms
- Garage & Driveway
- Enclosed Courtyard Garden
- Mains Gas, Electric, Water & Drainage
- EPC - C Approx. 95m2
- Council Tax Band - D (information provided by local authority and subject to change)
- Freehold
- No Chain
- Awaiting Grant of Probate



Total area: approx. 113.1 sq. metres (1216.9 sq. feet)



We'd love to hear what you think!

LEAVE US  
A REVIEW



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Reviews ★★★★★