



65 Ridgewood Park, Llanelli, SA15 1JS

£175,000

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Davies Craddock Estates are pleased to present for sale this semi-detached property, perfectly situated in the popular Ridgewood Park, Llanelli.

While the home is in need of some modern updating, it offers a wealth of potential for those looking to put their own stamp on a property. An ideal opportunity for first-time buyers, the ground floor features a spacious living and dining area alongside a functional kitchen. The first floor hosts three well-proportioned bedrooms and a family shower room.

Externally, the property boasts a private driveway providing convenient off-road parking, while the rear features a low-maintenance courtyard garden—perfect for outdoor relaxation without the upkeep.

Enjoy quick access to the premier retail hubs of Parc Trostre and Parc Pemberton, as well as highly-regarded local schools and leisure facilities. With excellent transport links to the M4 and A48.

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

### Entrance

Door into

### Hallway

Stairs to first floor, under stairs storage cupboard, storage heater.

### Lounge/Diner

22'11" x 12'7" approx. (7.01 x 3.84 approx.. )

Window to fore, storage heater, double doors to rear.





### **Kitchen**

**8'4" x 10'10" approx. (2.55 x 3.32 approx. )**

Fitted with wall and base with work top over, electric hob and oven with extractor fan over, sink and drainer, space for fridge freezer and washing machine, partly tiled walls and tiled flooring, storage cupboard, storage heater, window to rear, door to side.

### **First Floor Landing**

Airing cupboard, loft access( part boarded)

### **Bedroom One**

**11'3" x 10'5" approx. (3.44 x 3.19 approx. )**

Window to fore, panel heater.

### **Bedroom Two**

**11'4" x 10'5" approx. (3.47 x 3.19 approx. )**

Window to rear, panel heater.

### **Bedroom Three**

**8'3" x 7'9" approx. (max) (2.54 x 2.37 approx. (max) )**

Window to fore, fitted wardrobe.

### **Shower Room**

Fitted with W/C, hand wash basin, shower cubicle, window to side and rear, tiled flooring and partly tiled walls.

### **Externally**

Off road parking to side. Enclosed rear garden with patio area, mature trees and shrubs, wooden shed.

To arrange a viewing on this property or require further information please contact one of our team on 01554 779444

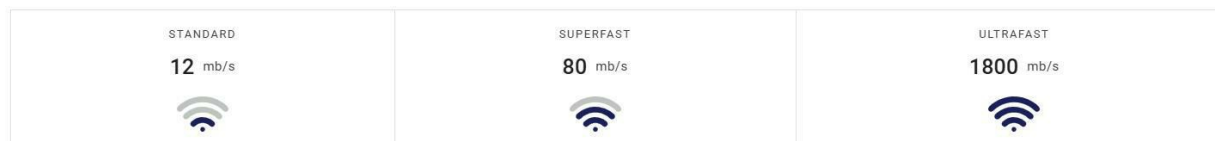


- Semi-Detached Property
- Three Bedrooms
- Enclosed Courtyard Garden
- Driveway
- Mains Electric Water & Drainage
- EPC - F
- Council Tax - C (Feb 26)
- Freehold
- No Chain
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>35</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Average Broadband Speed

Estimated



### Mobile Coverage

Based on indoor network strength



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 firm's 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.

We'd love to hear what you think!

**LEAVE US  
A REVIEW**



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Reviews ★★★★★