73 Cwmfelin Road, Llanelli, SA14 9LS

£145,000

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

The ground floor features a bright and spacious living room that flows seamlessly into the kitchen, which opens into a generous conservatory with double doors leading directly out to the rear garden.

Upstairs, the first floor offers two well-proportioned bedrooms alongside a family bathroom. Externally, the property boasts an expansive, fully enclosed rear garden complete with patio and lawn areas, leading down to a versatile outbuilding equipped with power, beyond which lies a further private garden space surrounded by mature trees.

Perfectly positioned for convenient everyday living, the home is well placed for local amenities, well-regarded primary and secondary schools, and excellent public transport links. Llanelli town centre is just a short drive away for a broader selection of retail and leisure facilities, while easy access to the A484 and M4 corridor ensures swift commuting links to Swansea and beyond.

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

Entrance Hallway
Patterned tiled flooring, obscure glass window to rear.

Living Room
20'3" x 13'5" approx. (6.18 x 4.09 approx.)
Window to front, two radiators, stairs to first floor, double doors to rear.

Kitchen
11'1" x 11'2" approx. (3.38 x 3.42 approx.)
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, double oven, 5 ring gas hob with extractor hood over, space for fridge and washing machine, radiator, tiled splash backs, wood effect tiled flooring, window to rear, door to rear.
Boiler (WORCESTER)

Conservatory
11'2" x 12'4" approx. (3.42 x 3.77 approx.)
Radiator, wood effect tiled flooring, patio doors to rear

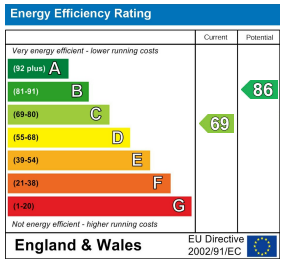
Landing
Laminate floorin

Bedroom One
8'11" x 13'5" approx. (2.72 x 4.09 approx.)
Window to front, radiator, loft access.

Bedroom Two
9'10" x 11'2" approx. (3.00 x 3.42 approx.)
Window to rear, radiator

Bathroom
11'5" x 7'9" approx. (3.50 x 2.38 approx.)
Fitted with W/C, hand wash basin, panelled bath, double shower cubicle, airing cupboard with radiator, tiled walls, laminate flooring, radiator, window to rear.

External
Enclosed rear garden with patio and lawn areas, outbuilding with full electrics.



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.

Average Broadband Speed
Estimated

STANDARD	SUPERFAST	ULTRAFAST
2 mb/s	80 mb/s	1800 mb/s

Mobile Coverage
Based on indoor network strength

- Mid Terrace Property
- Two Bedrooms
- Enclosed rear garden
- On Road Parking (no permit required)
- EPC - C - Approx 81m2
- Council Tax Band - B (Information provided by the local authority, subject to change).
- Mains Gas, Electric, Water & Drainage
- No Chain
- Freehold
- Ideal First Time Buy

Total area: approx. 86.8 sq. metres (934.5 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

SCAN ME
Google Reviews

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