



4 Wern Road, Llanelli, SA15 1SR
£129,950

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

Having been recently refurbished to a high standard, this home is the perfect opportunity for buyers looking for a property in "move-in" condition. The ground floor boasts a bright and spacious living room, a well-appointed modern kitchen, and a contemporary family bathroom. Upstairs, the property offers two comfortable bedrooms. The exterior features an enclosed, low-maintenance rear garden. This private outdoor space includes a sheltered area with artificial grass, leading up to a raised patio with the convenience of rear gated access.



The property is situated with easy reach of Llanelli Town Centre. Trostre and Pemberton Retail Parks are just a short drive away.

The property is well-positioned for families, falling within the catchment of several well-regarded local schools, both primary and secondary.

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





Entrance Hallway

Herringbone wood effect vinyl flooring.

Living Room

20'9" x 11'2" approx. (max) (6.35 x 3.42 approx. (max))

Window to front and rear, two radiators, alcove storage cupboards, feature fire place, stairs to first floor.

Kitchen

8'10" x 12'4" approx. (2.71 x 3.77 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, ceramic hob, mid level oven and microwave, wall mounted boiler (BAXI), radiator, tiled flooring, window w and door to side.



Bathroom

8'10" x 5'10" approx. (2.71 x 1.79 approx.)

Fitted with W/C, hand wash basin, panelled bath with shower over, glass shower screen, tiled walls and flooring, radiator, window to rear.



Landing

Loft access

Bedroom One

14'6" x 9'6" approx. (max) (4.44 x 2.91 approx. (max))

Two windows to front, radiator, storage cupboard.

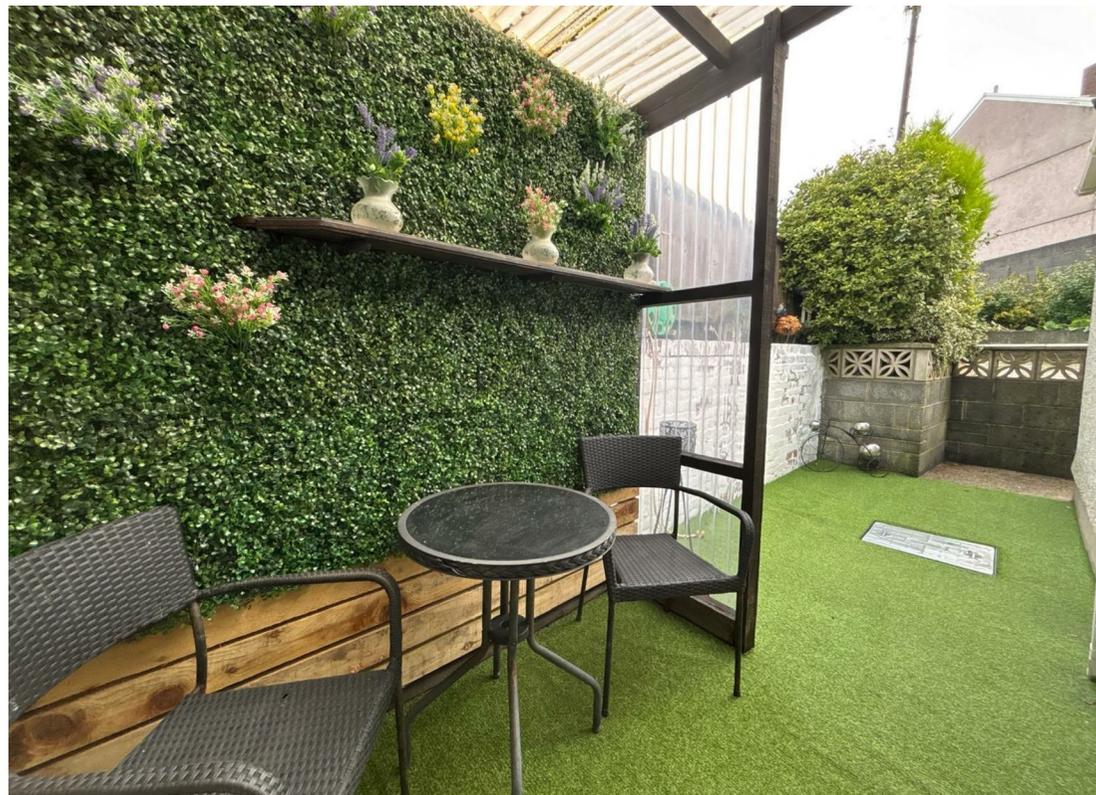
Bedroom Two

11'5" x 10'7" approx. (max) (3.49 x 3.23 approx. (max))

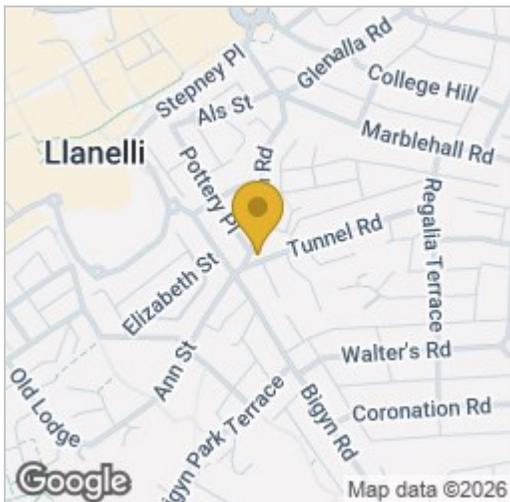
Window to rear, radiator.

External

Enclosed rear garden with gated rear access. Sheltered area with artificial grass leading to raised patio area.



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



- Mid-Terrace Property
- Two Bedrooms
- On Road Parking
- Newly Renovated
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - B (December 2025)
- Freehold
- No Chain
- Ideal First Time Buy

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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 ★★★★★

18 Murray Street, Llanelli, Carmarthenshire, SA15 1DZ

T. 01554 779444 | E. estates@dcestates.co.uk

www.daviescraddock.co.uk

