55 Coronation Road, Llanelli, SA15 1PD

£185,000

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Davies Craddock Estates are pleased to present for sale this end-terrace property on Coronation Road, Llanelli.

Well-presented throughout, this charming home opens with a welcoming hallway that leads into a bright front reception room, flowing seamlessly into a spacious living and dining area, and onward into a well-appointed modern kitchen. Upstairs, the property boasts three comfortable bedrooms alongside a contemporary family bathroom. An extra feature of this home is the versatile basement, which offers two additional rooms currently utilized as a practical utility room and a vibrant games or hobby room.

Externally, the property features a gated front courtyard with side access leading to an enclosed, tiered rear garden. This impressive outdoor space includes a patio, a decked area, a neat lawn, and a dedicated vegetable patch, all complete with convenient rear access and a highly desirable detached garage.

Ideally situated, the property enjoys a highly convenient location within easy reach of Llanelli town centre, offering excellent access to local primary and secondary schools, supermarkets, and essential daily amenities. Furthermore, the home is perfectly positioned just a short distance from the premier shopping destinations of Parc Trostre and Parc Pemberton Retail Parks, putting an array of major high-street brands, eateries, and superstores right on your doorstep. Leisure and outdoor enthusiasts will also appreciate the close proximity to local parks, stunning coastal walks, and the scenic Millennium Coastal Path.

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

Entrance Porch
Door into:

Hallway
Stairs to first floor, tiled flooring, under stairs storage cupboard, radiator.

Reception One
approx 10'1" x 10'1" (approx 3.09m x 3.08m)
Bay window to front, radiator.

Living/Dining Room
approx 11'2" x 16'1" (approx 3.42m x 4.91m)
Window to rear, laminate flooring, radiator.

Kitchen
approx 11'10" x 7'7" (approx 3.61m x 2.33m)
Fitted with wall and base units with worktop over, sink with mixer tap, mid level oven, induction hob with extractor hood over, integrated dishwasher and fridge freezer, tiled flooring, radiator, window to rear and side.

First Floor Landing
Loft access.

Bedroom One
approx 12'0" x 8'9" (approx 3.68m x 2.69m)
Window to rear, radiator.

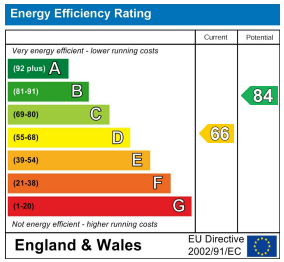
Bedroom Two
approx 10'5" x 8'9" (approx 3.19m x 2.69m)
Window to front, radiator.

Bedroom Three
approx 6'9" x 6'11" (approx 2.08m x 2.11m)
Window to front, storage cupboard, radiator.

Bathroom
approx 8'10" x 6'11" (approx 2.70m x 2.11m)
Fitted with W/C, hand wash basin, panelled bath with shower over, heated towel rail, airing cupboard, window to rear laminate flooring, partly tiled walls.

Basement
The basement has two rooms.
Utility Space : Sink and drainer, space for washing machine, wall mounted boiler (Ideal) door into:
Games Room : Window to side, laminate flooring, full electrics.

Externally
Tiered garden with patio area, wooden shed, step down to lawned area, step down to decking area and vegetable patch.
Rear lane access and garage (not inspected)



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.

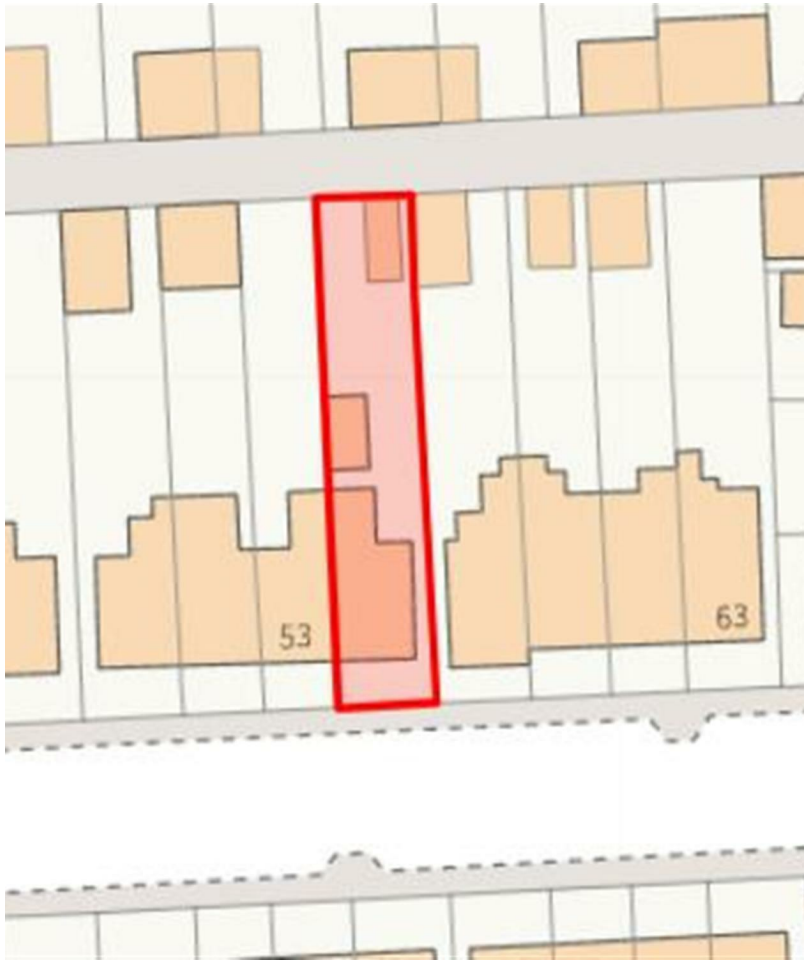
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

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.

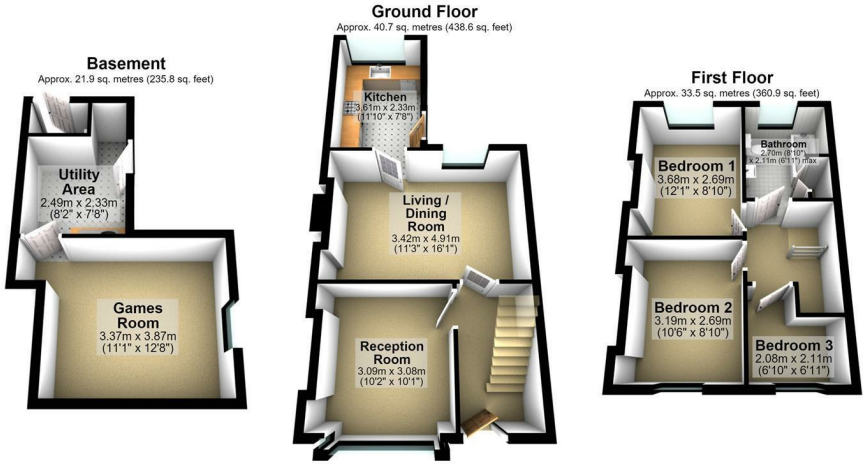


Average Broadband Speed
Estimated

STANDARD	SUPERFAST	ULTRAFAST
15 mb/s	65 mb/s	1800 mb/s

Mobile Coverage
Based on indoor network strength

- End Terrace Property
- Two Reception Rooms
- Three Bedrooms
- Basement With Two Rooms
- Garage To Rear
- Council Tax Band - C (Information provided by Local Authority subject to change)
- EPC - D (Approx. 71m2/764sqft)
- Mains Gas, Electric, Water & Drainage
- Freehold
- Viewing Essential



Total area: approx. 96.2 sq. metres (1035.4 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

SCAN ME
Google Reviews

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