



2 Ger Y Coed, Llanelli, SA15 5UN
£279,995

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Davies Craddock Estates are pleased to present for sale this impressive four-bedroom detached property, enviably positioned as the only detached home on the site within the sought-after development of Ger Y Coed, Pontyates.

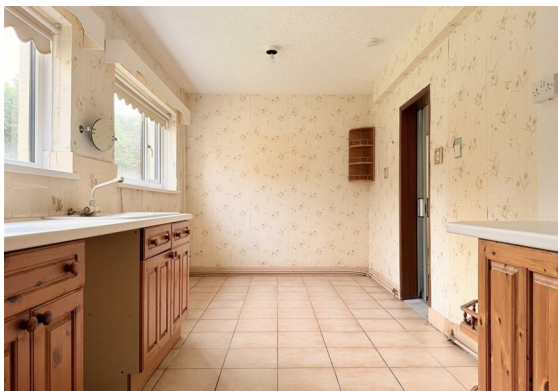
Set on an spacious plot, the home offers a rare and exciting opportunity for buyers looking to undertake a complete renovation and modernise a house to their own taste and standard.

The ground floor layout comprises a welcoming entrance hallway, a cozy smaller reception room alongside a spacious main reception room, a kitchen/diner, and a convenient cloakroom/WC. Upstairs, the first floor boasts four well-proportioned bedrooms and a family bathroom.

Externally, the property is surrounded by wrap-around gardens featuring a mix of lawns and patio areas, together with a private driveway and a detached garage.

Perfectly situated in Pontyates, the property enjoys the best of semi-rural village living while remaining exceptionally convenient; local amenities including shops, schools, and eateries are close at hand, alongside regular public transport links and easy access to the bustling towns of Llanelli and Carmarthen, making it an ideal base for families and commuters alike.

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





Entrance Hallway

Under stairs storage, radiator, stairs to first floor.

Reception Room

11'11" x 13'7" approx. (3.65 x 4.15 approx.)

Electric fire with surround, three radiators, window to front, window to side.

Reception Room

20'8" x 10'10" approx. (6.32 x 3.32 approx.)

Gas fire with surround, two radiators, window to front.

Kitchen

8'5" x 21'10" approx. (2.57 x 6.68 approx.)

Fitted with wall and base units, sink with mixer tap, oven, ceramic hob with extractor hood over, space for washing machine, space for fridge freezer, boiler (BAXI), radiator, tiled splashbacks and tiled floor, three windows to rear, external door to rear.



Outer Hallway

Window to side, external door to side, fitted with W/C, tiled walls and flooring, window to side.

Bedroom One

11'11" x 13'8" approx. (3.65 x 4.19 approx.)

Open fire with surround, radiator, window to front.



Bedroom Two

10'4" x 10'8" approx. (3.16 x 3.26 approx.)

Radiator, window to front.

Bedroom Three

10'0" x 10'8" approx. (3.06 x 3.26 approx.)

Radiator, window to rear.

Bedroom Four

8'5" x 12'7" approx. (2.57 x 3.84 approx.)

Radiator, window to rear.

Bathroom

5'6" x 9'2" approx. (1.68 x 2.81 approx.)

Fitted with W/C, hand wash basin, panelled bath with shower over, radiator, tiled walls, two windows to rear.

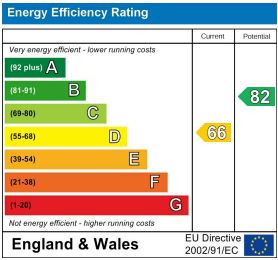


External

Front: Gated driveway leading to detached garage. (NOT INSPECTED)

Rear: Wrap around garden with lawn and patio areas, surrounded by mature trees and shrubs.





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.

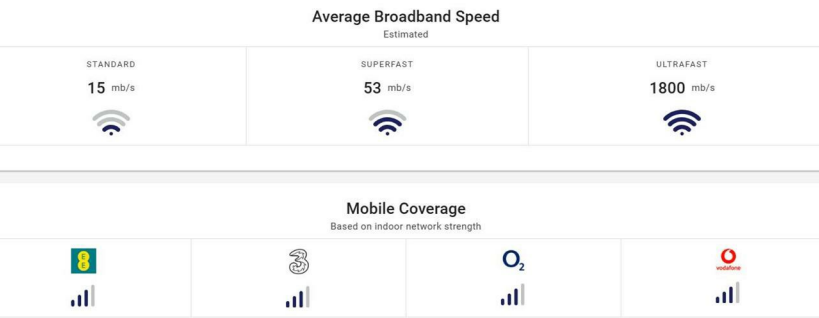
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

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.

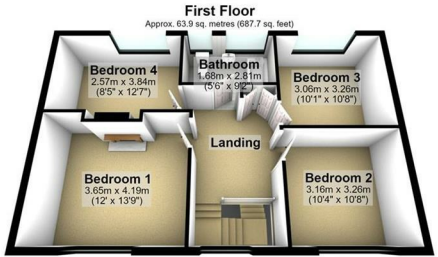
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

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.



- Detached Property
- Four Bedrooms
- Driveway
- Detached Garage
- No Chain
- Mains Gas, Electric Water & Drainage

- EPC - D - Approx 124m2
- Council Tax - D provided by local authority, subject to change)
- In Need of Some Renovations
- Freehold



Total area: approx. 134.4 sq. metres (1447.0 sq. feet)

We'd love to hear what you think!
**LEAVE US
A REVIEW**



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Google
Reviews ★★★★★

