



27 Maes Yr Haf, Llanelli, SA15 3NF  
£240,000



Davies Craddock are delighted to present this charming three-bedroom detached family home, perfectly positioned in the sought-after Llanerch area of Llanelli.

Full of character and sitting proudly on a generous plot, this residence offers a spacious and versatile layout. The ground floor features two inviting reception rooms, a functional kitchen/diner, a convenient W.C., and a bright conservatory that overlooks the garden. Upstairs, you will find three well-proportioned bedrooms and a contemporary shower room.

Externally, the property boasts well-maintained front and rear gardens, a private driveway for off-road parking, and a garage. Located within walking distance of local schools and Llanelli Town Centre and just a short drive from Trostre & Pemberton Retail Parks, this home combines character with convenience.

Offered with no onward chain; early viewing is highly recommended.

## **Entrance Porch**

Into

## **Hallway**

stair case to the first floor, window to the side, original herringbone flooring, radiator

## **W.C**

Window to the side, tiled flooring, W.C.

## **Sitting Room**

**13'4" x 13'5" (4.07 x 4.10)**

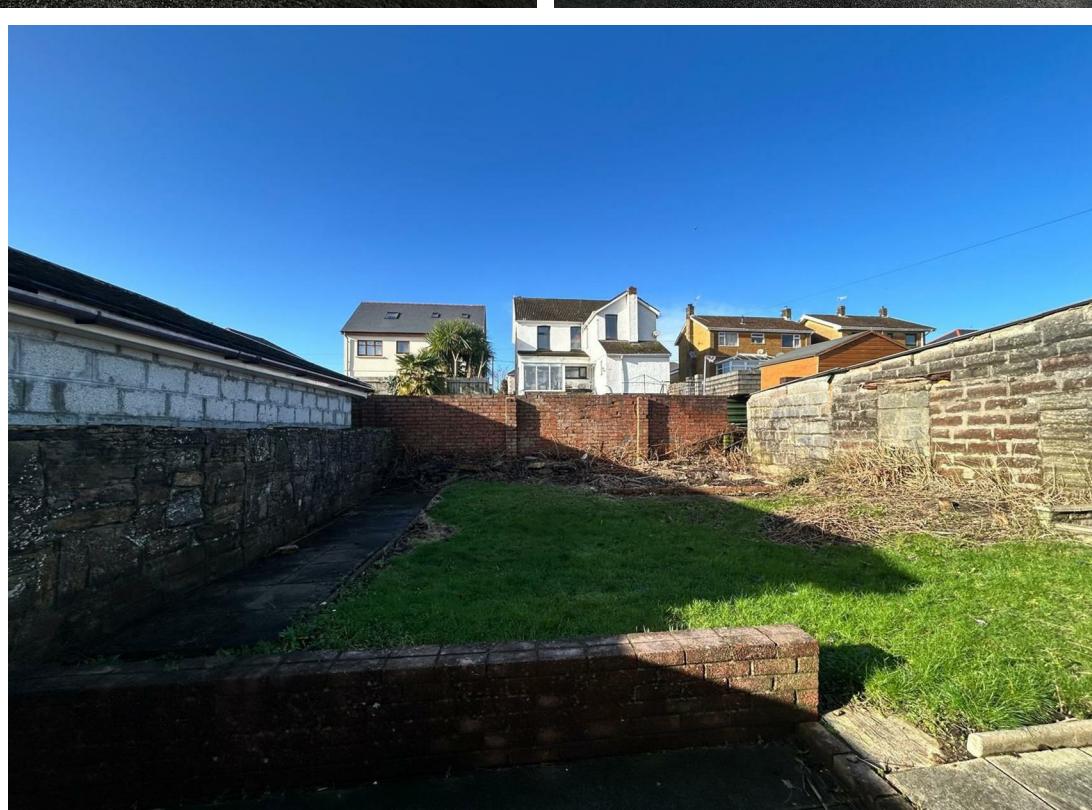
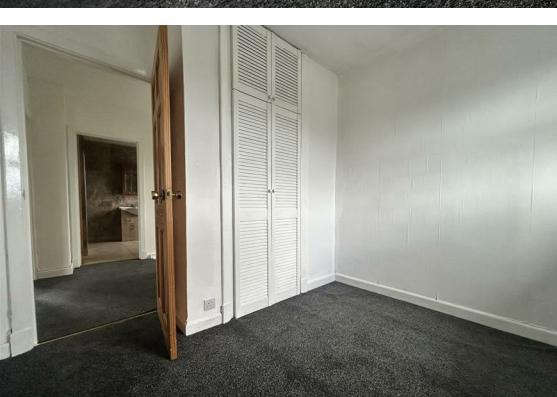
Bay window to the front, feature fire place, radiator.

## **Lounge**

**13'1" x 13'1" (4.00 x 4.01)**

Patio doors to the rear, feature fire place, herringbone flooring, radiator.





## Conservatory

**13'10" x 9'1" (4.24 x 2.78)**

French doors to the rear, tiled flooring, radiator.

## Kitchen / Diner

**21'3" x 11'9" (6.49 x 3.59)**

Windows to the side and rear, tiled and laminate flooring, fitted with a range of wall and base units with work tops over with sink and drainer with mixer tap, integrated gas hob with electric oven and extractor over, plumbing for washing machine, space for tumble dryer and fridge freezer, radiator.

## First Floor Landing

Window to the side, loft access.

## Bedroom One

**14'2" x 11'10" (4.33 x 3.61)**

Bay window to the front, radiator.

## Bedroom Two

**11'9" x 12'7" (3.59 x 3.84)**

Window to the rear, radiator.

## Bedroom Three

**8'8" x 9'0" (2.66 x 2.75)**

Window to the front, storage cupboard, radiator.

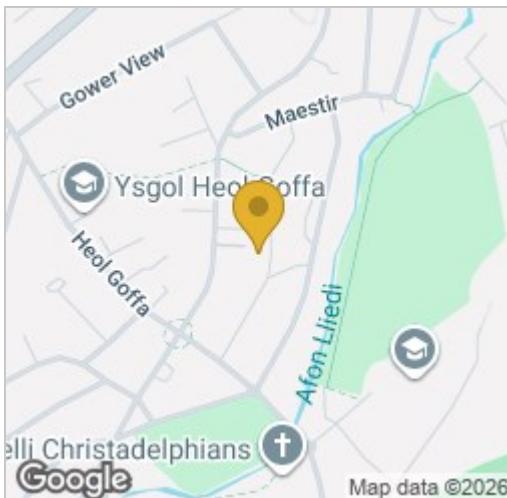
## Shower Room

**8'4" x 7'11" (2.56 x 2.43)**

Window to the side, tiled flooring, fully tiled walls, w.c, wash hand basin set in vanity unit, corner shower cubicle, two storage cupboards one housing the boiler, radiator.

## Externally

Front garden mainly laid to lawn with access to the front door, driveway to the side for several vehicles leading to the detached garage. To the rear



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



- Detached Property
- Two Reception Rooms
- Kitchen / Diner
- Character Features
- Driveway and Detached Garage
- No Chain
- EPC Rating D
- Council Tax Band D
- Main Gas, Electric, Water & Drainage
- Freehold

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 firms 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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