40 Gelli Road, Llanelli, SA14 9AA

£179,995

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Davies Craddock Estates are pleased to present for sale this semi-detached property situated on the highly sought-after Gelli Road, Llanelli.

In need of updating throughout, this home offers an abundance of potential for an investor or a buyer looking to put their own stamp on a property. The ground floor opens with a welcoming hallway leading into two bright reception rooms that boast a wealth of natural light, which then flows through to a practical utility space and kitchen area. Upstairs, the first floor accommodates three well-proportioned bedrooms and a family bathroom.

Externally, the front of the property benefits from a driveway providing convenient off-road parking, while the rear features a generous, enclosed garden mostly laid to lawn, alongside a versatile detached garage/workshop.

Perfectly positioned for families, the property benefits from an excellent location with a variety of local amenities nearby, including popular Welsh and English medium primary schools within walking distance. The vibrant Trostre Retail Park and Llanelli Town Centre are just a short drive away, offering a fantastic selection of shops, supermarkets, and cafes. Additionally, the home enjoys superb transport links, with easy access to the M4 motorway via Junction 48 and nearby rail links, making it ideal for commuters.

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

Entrance Hallway
Radiator, stairs to first floor, under stairs cupboard.

Reception One
10'4" x 12'4" approx. (3.15 x 3.78 approx.)
Bay window to front, radiator, electric fire with brick surround, opening into:

Reception Two
11'3" x 20'3" approx. (3.44 x 6.19 approx.)
Window to side and rear, radiator, electric fire and surround, under stairs storage cupboard.

Inner Hallway
Window to side.

Utility Space
4'10" x 6'6" approx. (1.48 x 2.00 approx.)
Space and plumbing for washing machine, window to rear.

Kitchen
14'6" x 9'8" approx. (4.44 x 2.95 approx.)
Fitted with wall and base units with worktop over, sink and drainer, freestanding cooker with extractor hood over, tiled splash backs, tiled flooring, radiator, window to rear, external door to side.

Stairs / Landing
Window to side.

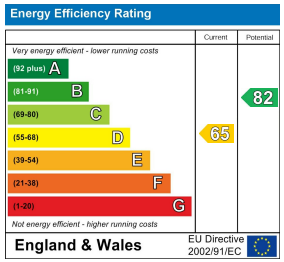
Bedroom One
10'3" x 12'4" approx. (3.14 x 3.78 approx.)
Bay window to front, radiator, alcove storage.

Bedroom Two
11'0" x 11'6" approx. (3.37 x 3.51 approx.)
Window to rear, radiator, storage cupboard, wall mounted boiler (WORCESTER)

Bedroom Three
7'1" x 6'11" approx. (2.16 x 2.12 approx.)
Window to front, radiator.

Bathroom
7'3" x 6'11" approx. (2.21 x 2.12 approx.)
Fitted with W/C, hand wash basin, panelled bath with electric shower over, tiled walls window to rear, loft access with pull down ladder.

External
FRONT: Driveway with gras area with mature trees/shrubs.
REAR : Enclosed garden with lawn areas leading to detached garage/workshop. 3.24 x 10.27m approx. (up and over door)



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.

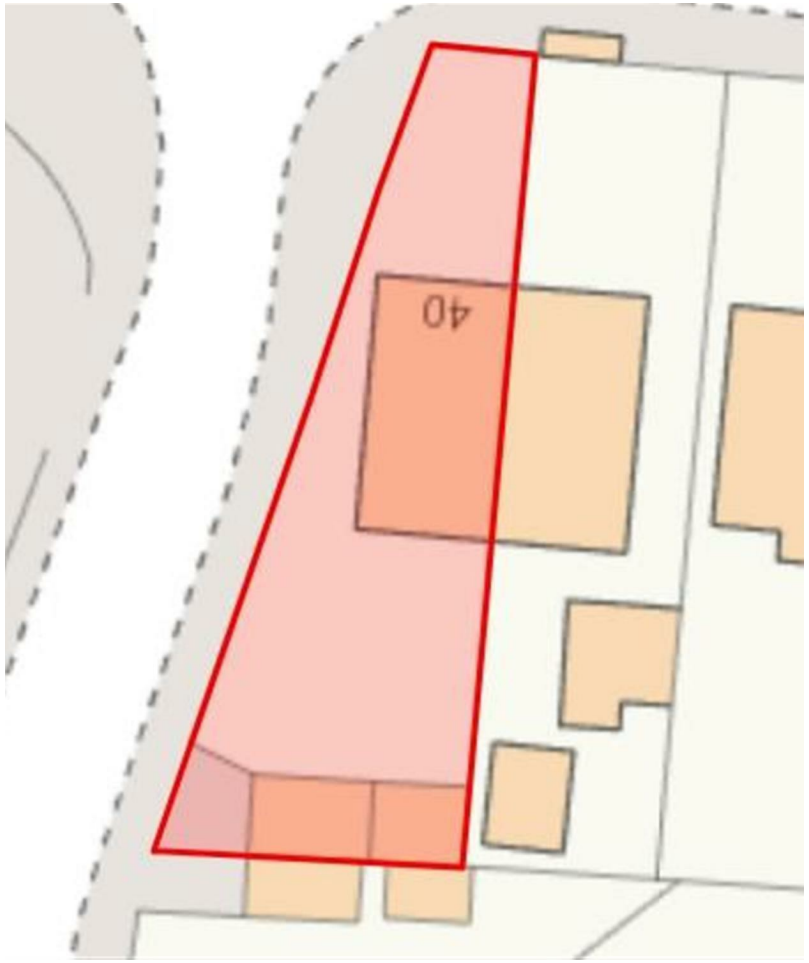
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

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.

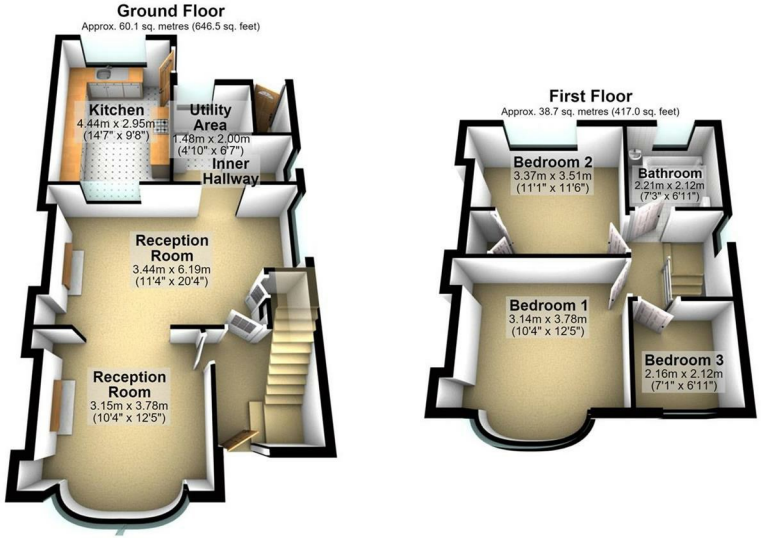


Average Broadband Speed
Estimated

STANDARD	SUPERFAST	ULTRAFAST
8 mb/s	80 mb/s	10000 mb/s

Mobile Coverage
Based on indoor network strength

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Driveway and Garage
- EPC - D (Approx. 100m2/1076sqft)
- Council Tax Band - C (Information provided by the local authority, subject to change).
- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain
- Viewing Essential



Total area: approx. 98.8 sq. metres (1063.5 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

SCAN ME

Google Reviews

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