20 Heol Hen, Llanelli, SA14 9DD

£175,000

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Davies Craddock Estates are pleased to present for sale this semi-detached property on Heol Hen, Llanelli.

The property offers a spacious layout with huge potential for those looking to put their own stamp on a property. The ground floor comprises a welcoming hallway and a comfortable living room leading into a generous kitchen-diner, which in turn opens onto a practical wet room and a further versatile reception room. This additional living space, featuring patio doors that open out to the garden. Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom.

Externally, the home provides excellent curb appeal with a front lawn and a private driveway for off-road parking. To the rear, the enclosed garden features a patio and lawn area, complete with a wooden shed and convenient side access, making it a fantastic opportunity for first-time buyers or investors alike.

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

Entrance Porch

Laminate flooring, radiator, window to front, door into;

Hallway

Laminate flooring, radiator, window to side, stairs to first floor, under stair storage.

Living Room

12'6" x 13'6" approx. (3.83 x 4.13 approx.)

Window to front, radiator electric fire and surround, laminate flooring.

Kitchen/Diner

20'2" x 10'9" approx. (6.17 x 3.30 approx.)

Fitted with wall and base units with worktop over, mid level oven, gas hob with extractor hood over, space for washing machine & fridge freezer, tiled splash backs, vinyl flooring, radiator, under stairs storage cupboard, opening into:

Inner Hallway
Vinyl flooring, external door to side.

Wet Room
7'8" x 9'10" approx. (2.34 x 3.01 approx.)
Fitted with W/C, hand wash basin, shower, radiator, window to side.

Reception Room
10'11" x 16'8" approx. (3.35 x 5.10 approx.)
Window to side, radiator, patio doors to rear.

Landing
Loft access, window to side.

Bedroom One
12'3" x 12'6" approx. (3.74 x 3.82 approx.)
Fire & surround, radiator, window to fornt

Bedroom Two
12'6" x 11'1" approx. (3.82 x 3.39 approx.)
Fire and surround, radiator, window to rear.

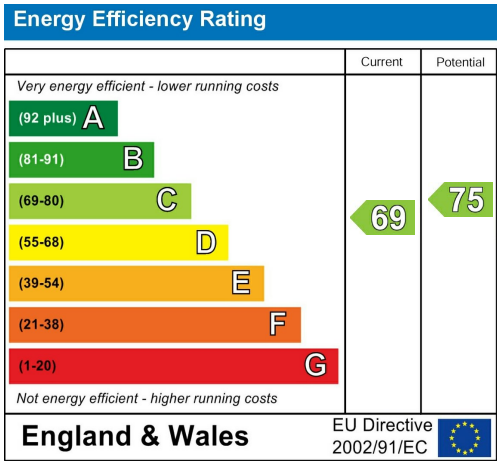
Bedroom Three
8'6" x 8'10" approx. (2.60 x 2.70 approx.)
Window to front.

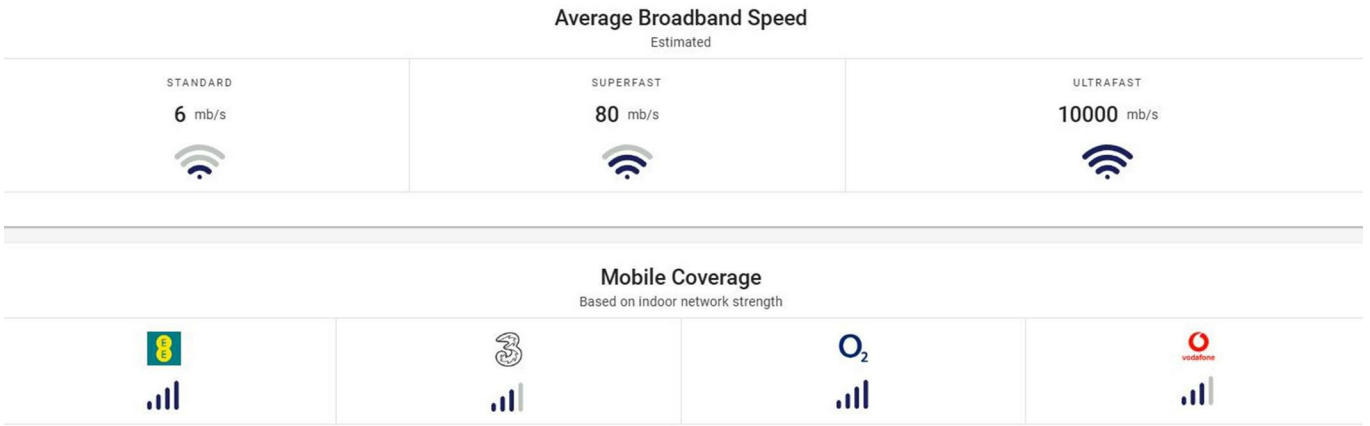
Bathroom
7'4" x 7'8" approx. (2.26 x 2.35 approx.)
Fitted with W/C, hand wash basin, corner bath with electric shower over, tilled walls and flooring, window to rear, airing cupboard housing boiler (BAXI)

External
Front: lawn and gated driveway. Rear: side access, patio and lawn area, wooden shed.

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

- Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Driveway
- Rear Garden
- Mains Gas, Electric, Water & Drainage
- EPC - C (approx 113m2/1216ft2)
- Council Tax - B (April 2026)
- Freehold
- No Chain





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 fitments 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!
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