



7 Heol Innes, Llanelli, SA15 4LA
£299,995

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Davies Craddock Estates are pleased to present for sale this substantial detached property situated in the desirable and quiet cul-de-sac of Heol Innes, Llanelli.

While the home requires modernisation and renovation, it offers incredible potential for a buyer looking to create a bespoke family residence. The ground floor features a versatile layout including three reception rooms, a convenient cloakroom, a spacious kitchen/diner, and a shower room, while the first floor boasts three generous double bedrooms and a family bathroom. Externally, the home benefits from driveways providing ample off-road parking, a garage, and a rear garden with patio areas surrounded by mature trees and shrubs with a two room brick storage shed.

The property is within easy reach of the popular Trostre Retail Park and local primary schools, including Old Road and Swiss Valley. Excellent transport links are nearby, with quick access to the M4 motorway for commuters.

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

Entrance

Door into:



Hallway

Stairs to first floor, radiator.

Reception Room One

12'4" x 11'10" approx. (3.78 x 3.63 approx.)

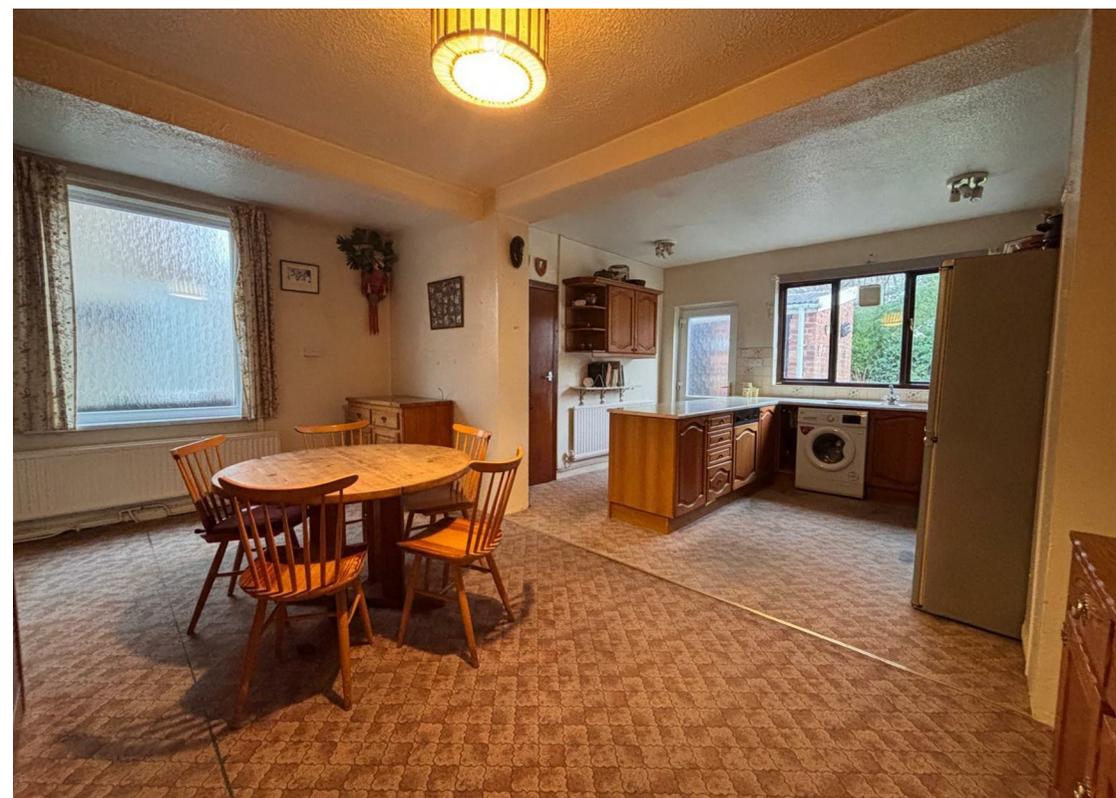
Bay window to fore, parquet flooring, fire surround, radiator.



Reception Room Two

14'0" x 9'3" approx. (4.29 x 2.83 approx.)

Window to fore, radiator.



Cloakroom

2'9" x 4'11" approx. (0.84 x 1.50 approx.)

Window to side, W/C, hand wash basin.



Reception Room Three

24'1" x 11'10" approx. (7.36 x 3.63 approx.)

Two windows to side, patio doors to rear, feature fireplace with electric fire with surround, radiator.



Kitchen Diner

16'9" x 20'10" approx. (max) (5.11 x 6.37 approx. (max))

Fitted with wall and base units with worktop over, sink and drainer, space for cooker, washing machine and fridge freezer, windows to side and rear, , door into;

Inner hallway

wall mounted boiler(Gloworm)

Shower Room

7'3" x 4'11" approx. (2.23 x 1.50 approx.)

Fitted with W/C, hand wash basin,, window to side.

First Floor Landing

Window to fore

Bedroom One

13'3" x 11'10" approx. (4.05 x 3.63 approx.)

Window to rear and side, hand wash basin, radiator.

Bedroom Two

12'5" x 11'10" approx. (3.80 x 3.63 approx.)

Bay window to fore, Hand wash basin, radiator.

Bedroom Three

13'3" x 9'3" approx. (4.05 x 2.82 approx.)

Window to fore and rear, radiator.

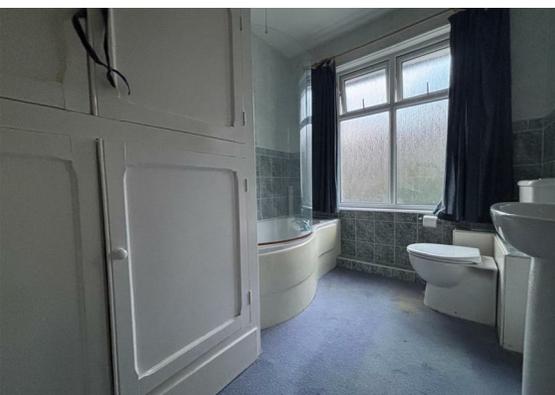
Bathroom

7'6" x 9'3" approx. (max) (2.29 x 2.84 approx. (max))

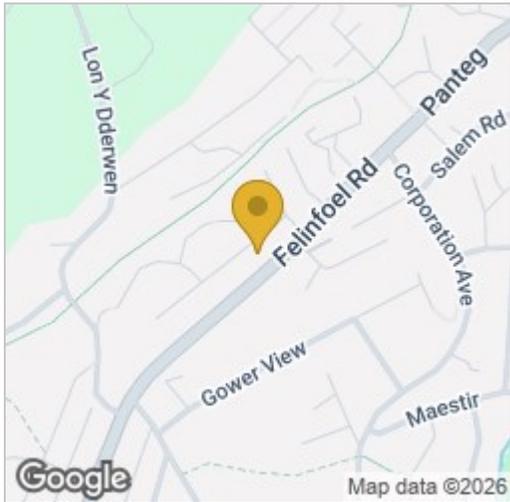
Window to rear, tiled walls, W/C, wash hand basin, bath with shower over, airing cupboard housing water tank.

Externally

Driveways at front leading to garage. Front lawn with mature tree. Rear garden with patio and lawn area, brick outbuilding. (not inspected)



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



- Detached Property
- Driveway & Garage
- Three Bedrooms
- Three Reception Rooms
- Rear Garden
- In Need Of Renovation
- EPC - E
- Council Tax - E (Feb26)
- Freehold
- No Chain

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

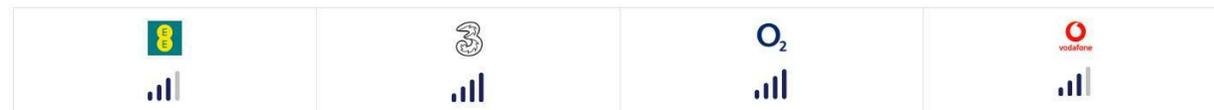
Average Broadband Speed

Estimated



Mobile Coverage

Based on indoor network strength



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 firm's 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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