



80 New Road, Llanelli, SA15 3DT
£315,000



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

This home offers a wealth of space and versatility across three floors, making it an ideal choice for a growing family. The ground floor accommodation comprises three spacious reception rooms, a convenient shower room, and a well-appointed kitchen. To the first floor, there are three well-proportioned bedrooms and a family bathroom, with a further staircase leading to two additional bedrooms on the top floor. Externally, the property boasts an enclosed rear garden featuring a patio and lawn area, which leads to a garage providing secure parking via rear lane access.

The property is perfectly positioned for family life, falling within the catchment of well-regarded schools including Old Road Primary and the reputable Welsh-medium Ysgol Y Ffwrnes. You will enjoy easy access to Llanelli Town Centre's diverse shopping and leisure facilities, while the scenic Millennium Coastal Path and Sandy Water Park are just a short distance away.

Early viewing is essential to see what this property has to offer.

Entrance Vestibule

Tiled flooring, decorative glass door into;

Hallway

Tiled flooring, radiator, stairs to first floor, under stair storage cupboard.

Reception One

15'5" x 10'2" approx. (4.71 x 3.12 approx.)

Bay window to front, open fire & surround, radiator.

Reception Two

13'2" x 12'4" approx. (4.02 x 3.78 approx.)

Double doors to rear, radiator, log burner & fire surround.

Inner Hallway

Pantry room.

Shower Room

3'4" x 9'8" approx. (1.03 x 2.97 approx.)

Fitted with W/C, hand wash basin, shower cubicle, window to side, heated towel rack.

Reception Three

10'7" x 13'11" approx. (3.25 x 4.25 approx.)

Bay window to side, radiator, log burner & fire surround, tiled flooring.





Kitchen

16'2" x 10'7" approx. (4.94 x 3.25 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, space for double cooker/oven with extractor hood over, space for washing machine, dishwasher & fridge/freezer., vinyl flooring, window to rear, door to side. Wall mounted boiler.

Split Level Landing

Radiator, window to side, stairs to second floor, storage cupboard, loft access.

Bedroom One

10'4" x 19'8" approx. (3.16 x 6.01 approx.)

Bay window and standard window to front, radiator.

Bedroom Two

11'3" x 15'1" approx. (max) (3.45 x 4.62

approx. (max))

Window to rear, radiator.

Bedroom Three

10'7" x 13'10" approx. (max) (3.25 x 4.23

approx. (max))

Window to side, radiator, storage cupboard.

Bathroom

6'11" x 6'8" approx. (2.12 x 2.05 approx.)

Fitted with W/C, hand wash basin, free standing bath, radiator, tiled walls and flooring, window to side.



Second Floor Landing

Velux Window to rear.

Bedroom Four

19'8" x 12'0" approx. (max) (6.01 x 3.68

approx. (max))

Vaulted ceilings, Velux and standard window to front.

Bedroom Five

11'3" x 12'0" approx. (3.44 x 3.68 approx.)

Vaulted ceilings, Velux window to rear.

External

FRONT : Courtyard garden.

REAR : Enclosed garden with patio and lawn area leading to garage. Rear lane access.

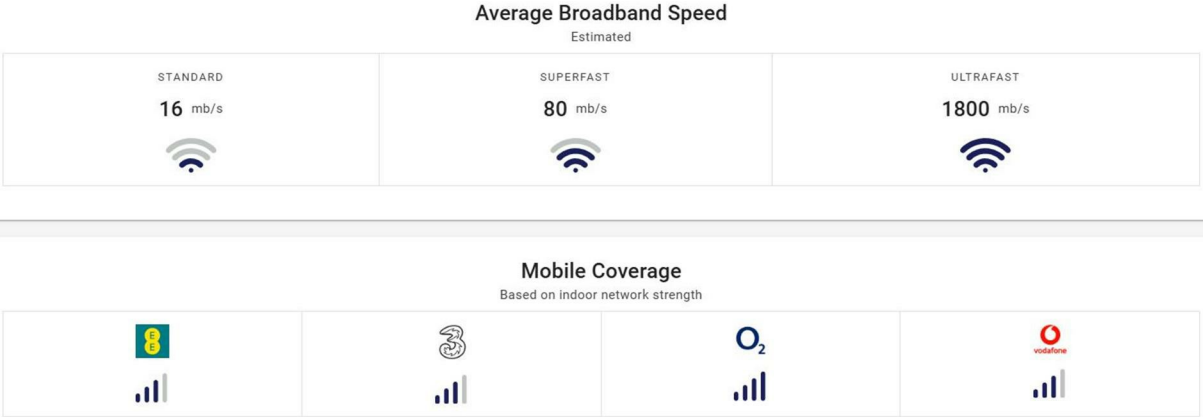
Garage

21 x 14 approx (6.40m x 4.27m approx)

Electric roller door, electrics, lighting.

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

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



- Mid-Terrace Property
- Five Bedrooms
- Set Over Three Floors
- Enclosed Rear Garden
- Garage
- Mains Gas, Electric, Water & Drainage
- EPC - TBC
- Council Tax - D (January 2026)
- Freehold
- Grade 2 Listed Building

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!

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A REVIEW



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