



37b Stradey Hill, Llanelli, SA15 4AB

£565,000

 6  4  3  C



**Main House**

**Entrance**

Door into

**Hallway**

Wooden floors, Stair case to the first floor and the ground floor, Two storage cupboards.

**Cloakroom**

Window to the side, Wooden flooring, Fully tiled walls, W.C, Wash hand basin set in vanity unit, radiator.

**Open Plan Kitchen / Family Room**

**33'1" x 24'4" (10.1 x 7.43)**

Box bay window to the front, French doors and window to the rear, Wooden flooring, Under floor heating

**Kitchen Area**

**11'1" x 10'0" (3.39 x 3.06)**

Laminate flooring, Fitted with a range of wall and base units with work tops over incorporating sink and drainer with mixer tap, Integrated dishwasher and fridge freezer, integrated electric hob with electric hob and extractor over, breakfast bar.



**First Floor Landing**

Loft access, Window to the front, storage to eaves, storage cupboard

**Bedroom One**

**12'8" x 16'6" (3.88 x 5.05)**

Window to the front, Laminate flooring, under floor heating.



**Bedroom Two**

**13'4" x 10'7" (4.07 x 3.25)**

Window to the rear, Fitted wardrobes,



**Bedroom Three**

**10'0" x 16'9" (3.07 x 5.11)**

Window to the side and rear, flooring, door into:



**En-Suite**

Window to the front, tiled flooring, fully tiled walls, w.c, wash hand basin set in vanity unit, shower cubicle.

**Family Bathroom**

**10'2" x 9'10" (3.10 x 3.02)**

Window to the rear, tiled flooring, fully tiled walls, W.C, wash hand basin set in vanity unit, bath with shower over, radiator.



## Apartment One

### Open Plan Kitchen/ Diner / Lounge

21'7" x 12'6" (6.58 x 3.82)

Bi-folding doors to rear, laminate flooring, two windows to side, fitted with a range of wall and base units with work tops over, integrated electric cooker with hob and extractor over, integrated fridge freezer, washing machine and dishwasher, breakfast bar, radiator.

### Shower Room

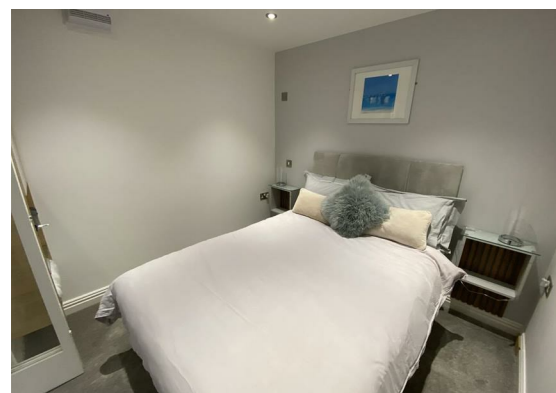
10'1" x 3'6" (3.08 x 1.07)

W.C, wash hand basin set in vanity unit, laminate flooring, shower cubicle, radiator.

### Bedroom One

8'0" x 8'5" (2.44 x 2.59)

Storage unit, radiator.



## Apartment Two

### Kitchen

9'10" x 9'10" (3.02 x 3.00)

Window to the rear, laminate flooring, fitted with a range of wall and base units with work tops over, space for cooker and fridge freezer, plumbing for washing machine, partly tiled walls, radiator, opening into:

### Lounge

9'2" x 19'3" (2.80 x 5.87)

French doors to the rear, window to the side, laminate flooring, radiator.

### Inner Hall

### Bedroom One

11'11" x 9'1" (3.64 x 2.77)

Window to the side, built in wardrobes, radiator

### Bedroom Two

6'7" x 6'11" (2.03 x 1.87)

Radiator

### Bathroom

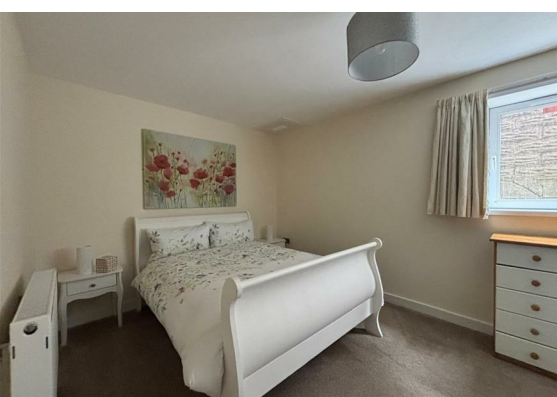
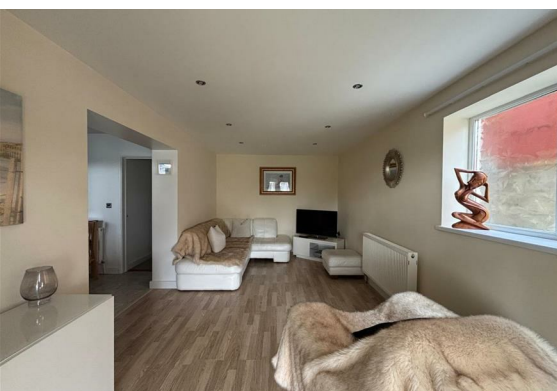
9'11" x 5'0" (3.04 x 1.54)

Vinyl flooring, fully tiled walls, W.C, pedestal wash hand basin, bath with shower over, radiator

### Garage

9'3" x 19'10" (2.83 x 6.06)

Electric up and over roller door, electrics, boiler



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



Davies Craddock Estates are pleased to present for sale this impressive, detached property nestled in the sought-after Stradey Hill, Pwll.

Discover a home that truly offers the best of both worlds: a deceptively spacious three-bedroom main residence complemented by two well appointed, self-contained apartments below. With the added convenience of garage access and driveway for off-road parking. This is more than just a property; it's a lifestyle brimming with space, adaptability, and potential.

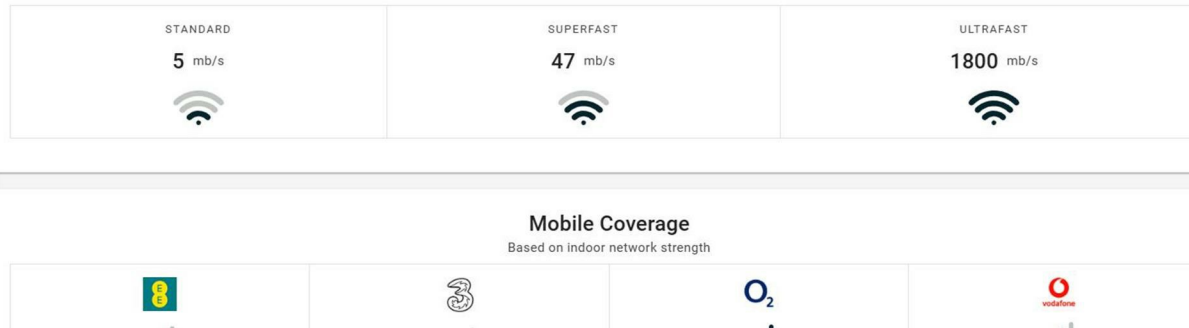
The main house offers a welcoming hallway with cloakroom followed by an inviting open-plan living area leading to a modern, well-appointed kitchen with French doors on to a balcony terrace with sea views. The first floor offers three double bedrooms with a master ensuite and family bathroom.

Below, two distinct apartments offer exciting possibilities. Currently thriving as highly successful holiday lets; these spaces are finished to an equally high standard. The two-bedroom apartment, boasting a modern kitchen and bathroom, with double doors opening from the living area onto its own dedicated garden. The one-bedroom apartment mirrors this thoughtful design.

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

- Detached Property
- Two Self Contained Apartments
- Well Presented throughout
- EPC Rating - C (Approx 261m2/2809ft2)
- Low Maintenance Gardens
- Council Tax Band D (Main House) A (Apartments)
- Mains Gas, Electric, Water & Drainage
- Driveway & Garage
- Sea Views
- Freehold

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		
<b>England &amp; Wales</b>	78	82
	EU Directive 2002/91/EC	



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.