



14 Salem Road, Llanelli, SA15 3QA
£269,995

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Davies Craddock Estates are pleased to present this deceptively spacious end-of-terrace property situated on Salem Road, Llanelli.

The well-presented accommodation briefly comprises an entrance hallway leading into a spacious living room, followed by a generous, well-appointed kitchen-diner that opens into a utility space and a convenient cloakroom. On the first floor, a split-level landing provides access to three bedrooms and a modern family bathroom, with stairs continuing up to an attic room which benefits from an ensuite shower room. Externally, the property benefits from off-road parking, a detached garage, and an enclosed, low-maintenance rear garden complete with wooden storage sheds.

Conveniently located on Salem Road, the property enjoys excellent access to a wide range of local amenities, schools, and transport links. Situated within easy reach of Llanelli town centre, residents benefit from local shops, supermarkets, and the St Elli Shopping Centre, with the popular Parc Trostre and Parc Pemberton retail parks just a short drive away. The area is well-served by local schools and boasts fantastic leisure opportunities, including the Millennium Coastal Park and coastal cycle paths, while exceptional road links via the A48/M4 corridor and regular public transport from Llanelli railway station make commuting easy toward Swansea and beyond.

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





Entrance Vestibule

Glass featured door into:

Hallway

Stairs to first floor, laminate flooring, under stairs storage, radiator.

Living Room

20'9" x 12'6" approx. (6.33 x 3.83 approx.)

Windows to front and rear, feature fireplace with electric fire, two radiators.

Kitchen Diner

24'4" x 9'0" approx. (7.44 x 2.75 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, integrated dishwasher, Rangemaster cooker with extractor hood over, space for fridge freezer, tiled flooring, radiator, windows to side and rear.

Utility Room

15'3" x 6'0" approx. (max) (4.66 x 1.83 approx. (max))

Fitted with base units with worktop over, sink and drainer with mixer tap, space for washing machine and tumble dryer, tiled flooring, external door to rear.

W/C

Fitted with W/C, window to side, tiled floor and walls.

First Floor Landing

Split landing, window to side, stairs to second floor.

Bedroom One

10'10" x 19'1" approx. (3.32 x 5.83 approx.)

Two windows to front, laminate flooring, storage cupboard, radiator.

Bedroom Two

9'3" x 10'7" approx. (2.84 x 3.25 approx.)

Window to rear, laminate flooring, radiator.

Bedroom Three

10'9" x 9'6" approx. (3.29 x 2.91 approx.)

Window to rear, laminate flooring, radiator.

Bathroom

9'6" x 5'11" approx. (2.90 x 1.81 approx.)

Fitted with W/C, hand wash basin, panelled bath with shower over, airing cupboard housing Worcester boiler, heated towel rail, tiled flooring and walls.

Attic Room

11'11" x 10'0" approx. (3.65 x 3.07 approx.)

Velux window to front, vaulted ceilings, storage eaves.

Ensuite

Fitted with W/C, hand wash basin, shower cubicle, radiator, Velux window to rear, tiled walls and flooring.

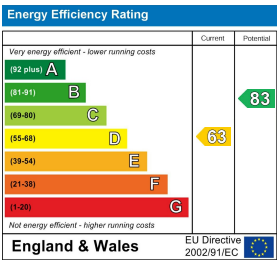
Externally

Enclosed rear garden with raised decking area, shed.

Off road parking to side leading to garage.

Garage - 6.10m x 5.11m approx.





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.

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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.

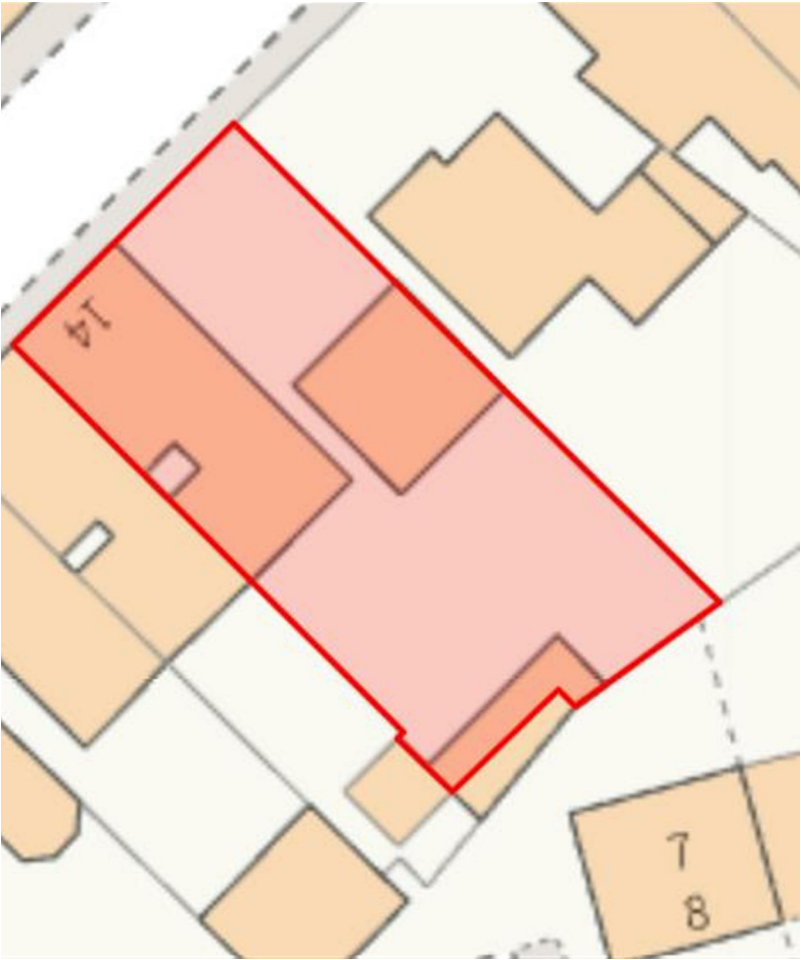
We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

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.

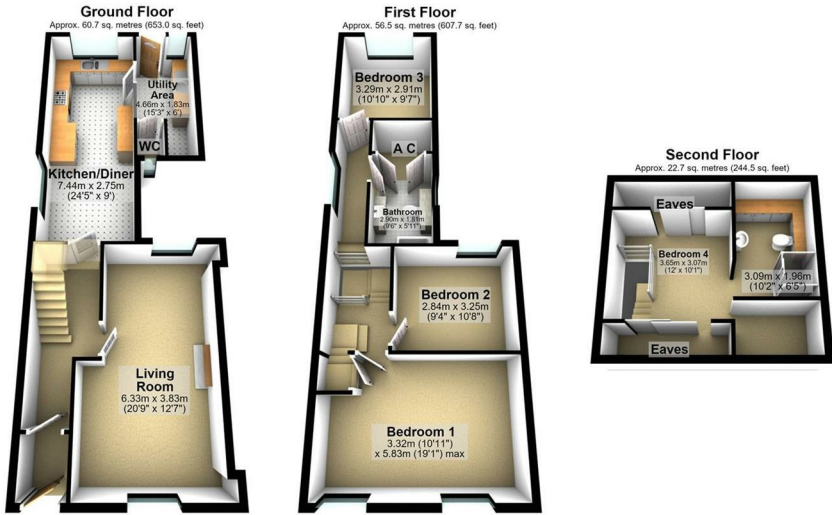
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- End Terrace Property
- Three Bedrooms
- Top Floor Ensuite Shower Room
- Driveway & Detached Garage
- Low Maintenance Rear Garden

- Mains Gas, Electric, Water & Drainage
- Council Tax - C (provided by local authority, subject to change)
- EPC - D Approx. 120m2
- Freehold



Total area: approx. 139.8 sq. metres (1505.1 sq. feet)

We'd love to hear what you think!
**LEAVE US
A REVIEW**



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Reviews *****

