



61 Cleviston Park, Llanelli, SA14 9UP

£199,995



Davies  
CRADDOCK

We are delighted to present for sale this great opportunity to purchase this three bedroom detached property set in the popular location of Cleviston Park, Llangennech, Llanelli.

Set in a desirable location close to the M4 corridor but also the seaside town of Llanelli, this property is ideally situated for commuters and those looking to live close to an abundance of local amenities in the forms of shops, restaurants and schools in the town.

The property briefly comprises:

#### **Entrance**

Door into:

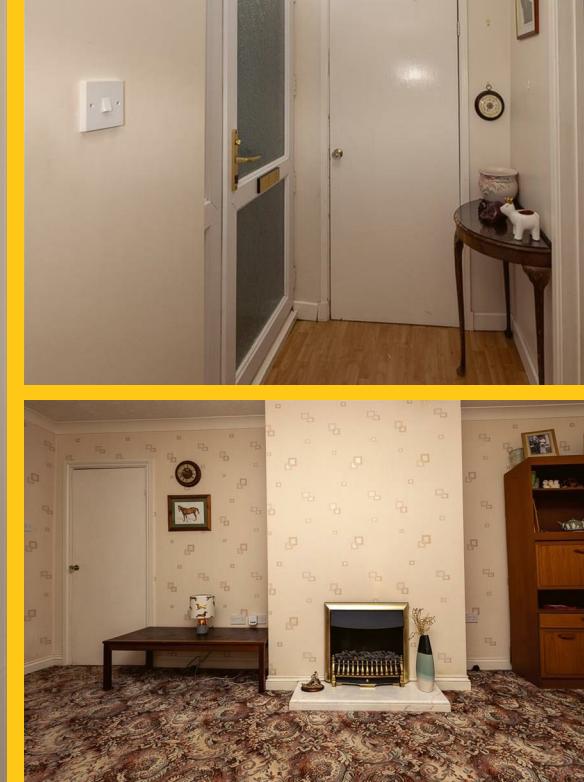
#### **Hallway**

Laminate flooring, storage cupboard housing boiler.

#### **Lounge**

17'10" x 11'11" approx (5.45 x 3.65 approx)

Window to fore, feature fireplace, two radiators.





## Kitchen

13'11" x 9'2" approx (4.24m x 2.79m approx)

Two windows and door to side, tiled flooring, wall and base units with worktop over, gas hob with extractor fan over, integrated electric oven and microwave, space for washing machine and fridge freezer, breakfast bar, radiator.

## Inner Hall

Storage cupboard, loft access, radiator.

## Bedroom One

11'10" x 11'10" approx (3.63 x 3.61 approx)

Window to rear, radiator.

## Bedroom Two

11'11" x 8'11" approx (3.64 x 2.72 approx)

Window to rear, radiator.

## Bedroom Three

8'9" x 7'11" approx (2.68 x 2.43 approx)

Window to side, radiator.

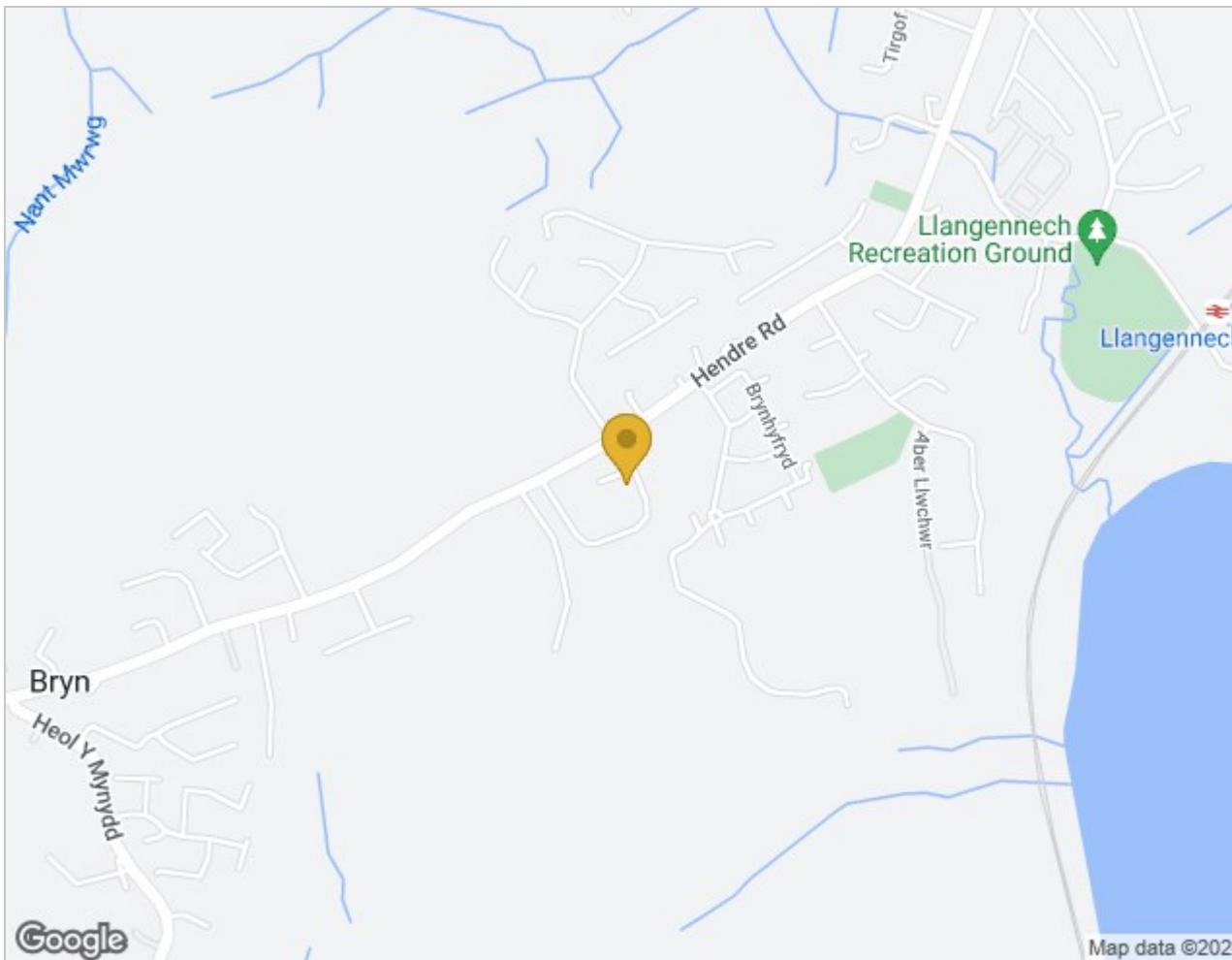
## Shower Room

Window to side, tiled flooring, tiled walls, W/C, wash hand basin, shower enclosure, radiator.



## Externally

Enclosed rear garden mainly laid to lawn, carport to side of property.



- Detached
- Freehold
- Bungalow
- Three Bedrooms
- EPC - D
- Council Tax Band - D
- Approx - 76M2
- No Chain
- Convenient Location
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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, 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. 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.

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