



94 Gelli Road, Llanelli, SA14 9AA

£256,000

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Davies Craddock Estates are pleased to present for sale this charming semi-detached property situated on the popular Gelli Road, Llanelli. This home offers a fantastic balance of open-plan living and generous outdoor space, making it an ideal choice for growing families.

The ground floor offers, A welcoming entrance hallway leads into a versatile, triple-aspect open-plan living and dining area. This expansive space wraps seamlessly around into the kitchen, creating a natural flow perfect for entertaining and modern family life. Upstairs, the property features three well-appointed bedrooms and a contemporary family bathroom. The home further benefits from a spacious attic room, providing excellent additional storage or potential for a variety of uses.

Externally, a well-maintained lawned garden sits alongside a private driveway providing ample off-road parking, leading to a double garage with separate store room to the rear. A fully enclosed, private rear garden designed for relaxation. It features a blend of patio, lawn, and decked areas, all framed by mature trees and shrubs.

Ideally located for convenience, the property enjoys close proximity to Llanelli town centre and the popular Trostre and Pemberton Retail Parks. Families will appreciate being within easy reach of well-regarded local schools and parks, while excellent transport links and the nearby M4 corridor make it a prime choice for commuters.

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

### Entrance Hallway

Laminate flooring, radiator, stairs to first floor.

### Living Room

11'10" x 12'9" approx. (3.63 x 3.89 approx. )

Bay window to front, radiator, electric fire and brick feature surround.

### Open Plan Living

8'9" x 12'5" approx. (2.68 x 3.8 approx. )

Laminate flooring, electric fire and wooden surround, opening into;

### Dining Area

13'10" x 11'5" approx. (4.22 x 3.48 approx. )

Laminate flooring, opening to side into kitchen, external door to side, double patio doors to rear.





### Kitchen

19'3" x 7'9" approx. (5.88 x 2.38 approx. )  
Fitted with wall and base unit with worktop over, sink and drainer with mixer tap, space for fridge/freezer, washing machine, free standing cooker with extractor hood over, tiled flooring, radiator, window to rear.

### Landing

Laminate flooring, stairs to attic room.

### Bedroom One

11'11" x 12'3" approx. (3.65 x 3.75 approx. )

Bay window to front, radiator, laminate flooring, mirrored fitted wardrobes.

### Bedroom Two

12'7" x 10'6" approx. (3.85 x 3.22 approx. )  
Window to rear, radiator, laminate flooring.

### Bedroom Three

6'7" x 7'11" approx. (2.01 x 2.42 approx. )  
Window to front, radiator.



### Bathroom

8'7" x 6'3" approx. (2.64 x 1.91 approx. )  
Fitted with W/C, hand wash basin, panelled bath with electric shower over, glass shower screen, part tiled/respatex walls, laminate flooring, radiator, window to rear.

### Attic Room

14'8" x 16'5" approx. (4.49 x 5.01 approx. )  
Vaulted ceilings, velux window to rear, eaves storage.

### External

FRONT : Lawn front garden. Driveway leading to double garage.  
REAR : Enclosed garden with side gated access. Patio, lawn and decked area. Mature trees and shrubs.

### Garage

14'6" x 17'11" approx. (4.44 x 5.48 approx. )  
Roller shutter door to front, door to rear into store room 4.44 x 2.92 approx.

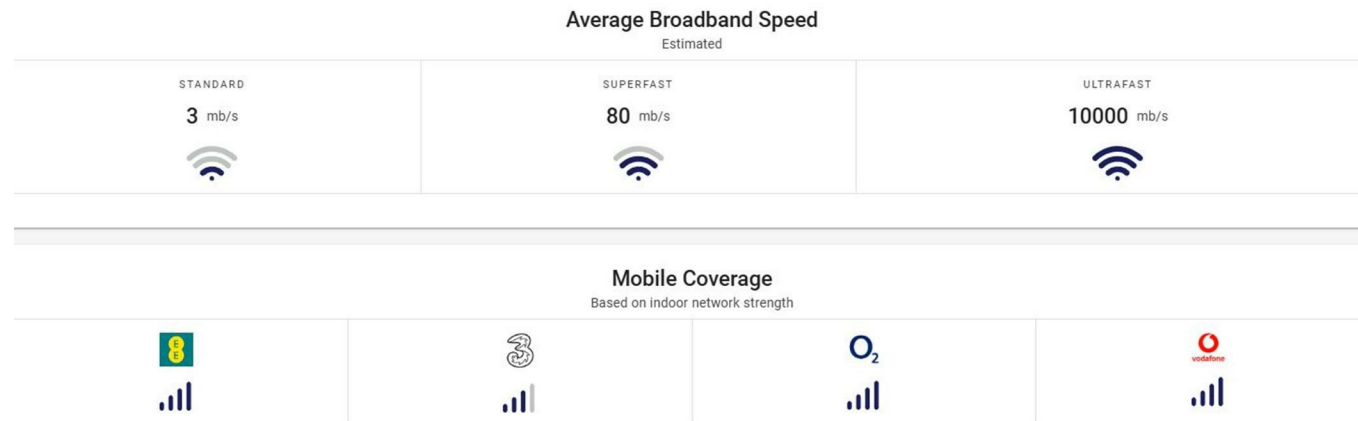


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi Detached Property
- Three Open Plan Reception Rooms
- Three Bedrooms
- Attic Room
- Driveway & Double Garage
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - D (April 2026)
- Freehold
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

We'd love to hear what you think!

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A REVIEW**



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Reviews ★★★★★