



10 Lewis Crescent, Llanelli, SA14 9EW

£165,000

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Davies Craddock Estates are delighted to present for sale this three-bedroom semi-detached property, ideally set back from the road on Lewis Crescent, Llanelli.

This delightful home is arranged over two floors, offering a living room and a separate dining room and kitchen on the ground floor. Upstairs, the property features three well-proportioned bedrooms and a shower room.

Externally, the appeal continues with a private driveway to the front. The enclosed rear garden featuring lawn and patio areas, side access, a fantastic summer house, and a useful outbuilding complete with a separate W/C and storage.

The property is conveniently located near local amenities and provides easy access to a local shopping centre for daily needs. Just a short drive from Trostre and Pemberton Retail Parks which host a wide array of shops, supermarkets, and restaurants. A major advantage of this location is the excellent proximity to the M4 motorway (J48), making commuting and travel to Swansea, Cardiff, and beyond exceptionally easy.

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

Entrance Hallway

Window to side, laminate flooring, radiator, stairs to first floor.

Living Room

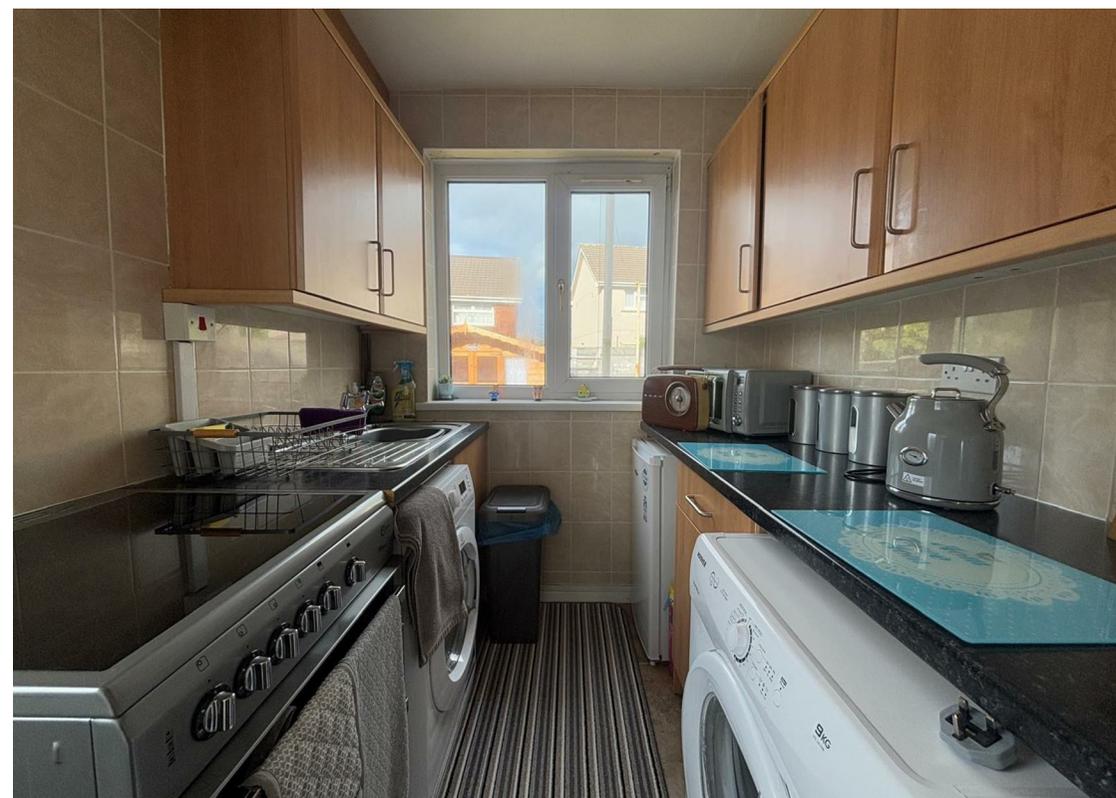
13'3" x 12'11" approx. (max) (4.05 x 3.95 approx. (max))

Laminate flooring, radiator, sliding doors to rear, double doors into;

Dining Room

12'11" x 9'1" approx. (max) (3.95 x 2.78 approx. (max))

Laminate flooring, window to rear, radiator.





Kitchen
6'3" x 8'11" approx. (1.91 x 2.72 approx.)
Fitted with wall and base units with worktop over, sink and drainer, space for oven/cooker, washing machine, fridge and freezer, understairs storage cupboard with window to side, window to rear, tiled flooring and walls, door to side.



Landing
Storage cupboard

Bedroom One
11'2" x 12'0" approx. (max) (3.42 x 3.66 approx. (max))
Window to rear, radiator. storage cupboard (housing boiler - WORCHESTER)



Bedroom Two
10'5" x 11'2" approx. (max) (3.18 x 3.42 approx. (max))
Window to front, radiator.



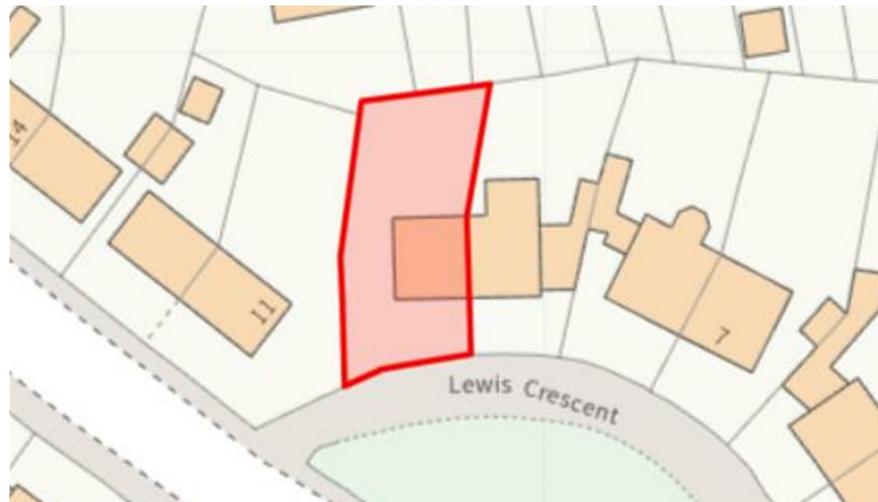
Bedroom Three
8'0" x 8'11" approx. (2.44 x 2.72 approx.)
Window to rear, radiator.

Shower Room
8'0" x 7'2" approx. (max) (2.44 x 2.19 approx. (max))
Fitted with W/C, hand wash basin, shower, tiled walls and flooring, window to front, loft access.



External
Front : front garden with decorative stone and driveway.
Rear : Enclosed garden with patio and lawn areas. Summer house and outbuilding with W/C and storage rooms (not inspected)

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



- Semi-Detached Property
- Three Bedrooms
- Enclosed Garden
- Driveway
- Mains Gas, Electric, Water & Drainage
- EPC - C Approx. 81 m2
- Council Tax - B (Oct 25)
- Freehold
- Ideal First Time Buy
- Viewing Essential

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 82 |
| (55-68) D | 69 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Average Broadband Speed

Estimated



Mobile Coverage

Based on indoor network strength



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!

**LEAVE US
A REVIEW**



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