



65 Ridgewood Park, Llanelli, SA15 1JS

£165,000

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Davies Craddock Estates are pleased to present for sale this semi-detached property, perfectly situated in the popular Ridgewood Park, Llanelli.

While the home is in need of some modern updating, it offers a wealth of potential for those looking to put their own stamp on a property. An ideal opportunity for first-time buyers, the ground floor features a spacious living and dining area alongside a functional kitchen. The first floor hosts three well-proportioned bedrooms and a family shower room.

Externally, the property boasts a private driveway providing convenient off-road parking, while the rear features a low-maintenance courtyard garden—perfect for outdoor relaxation without the upkeep.

Enjoy quick access to the premier retail hubs of Parc Trostre and Parc Pemberton, as well as highly-regarded local schools and leisure facilities. With excellent transport links to the M4 and A48.

With no onward chain, early viewing is essential to see what this property has to offer.





Entrance

Door into

Hallway

Stairs to first floor; under stairs storage cupboard, storage heater.

Lounge/Diner

22'11" x 12'7" approx. (7.01 x 3.84 approx..)

Window to fore, storage heater, double doors to rear.



Kitchen

8'4" x 10'10" approx. (2.55 x 3.32 approx.)

Fitted with wall and base with work top over, electric hob and oven with extractor fan over, sink and drainer, space for fridge freezer and washing machine, partly tiled walls and tiled flooring, storage cupboard, storage heater, window to rear, door to side.

First Floor Landing

Airing cupboard, loft access(part boarded)

Bedroom One

11'3" x 10'5" approx. (3.44 x 3.19 approx.)

Window to fore, panel heater.

Bedroom Two

11'4" x 10'5" approx. (3.47 x 3.19 approx.)

Window to rear, panel heater.

Bedroom Three

8'3" x 7'9" approx. (max) (2.54 x 2.37 approx. (max))

Window to fore, fitted wardrobe.

Shower Room

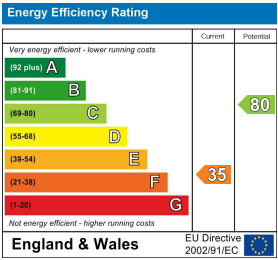
Fitted with W/C, hand wash basin, shower cubicle, window to side and rear, tiled flooring and partly tiled walls.

Externally

Off road parking to side.

Enclosed rear garden with patio area, mature trees and shrubs, wooden shed.





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.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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.

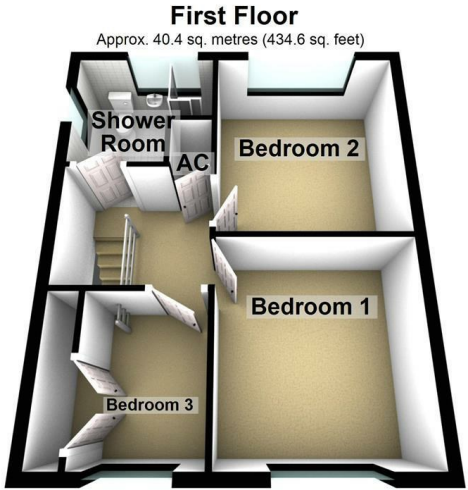
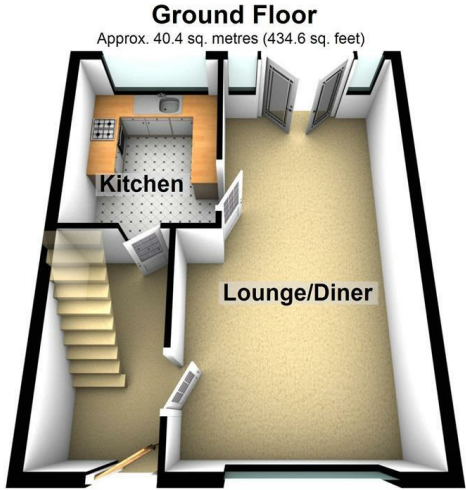
Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form 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.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.



- Semi-Detached Property
- Three Bedrooms
- Enclosed Courtyard Garden
- Driveway
- Mains Electric Water & Drainage
- Council Tax - C (Provided by local authority, subject to change)
- Freehold
- No Chain
- Viewing Essential



Total area: approx. 80.8 sq. metres (869.3 sq. feet)

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



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Google
Reviews ★★★★★

