



44 Tunnel Road, Llanelli, SA15 1LG
£119,995

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Davies Craddock Estates are pleased to present for sale this three-bedroom, end-terrace property located on Tunnel Road, Llanelli. While the home requires comprehensive modernizing throughout, it offers huge potential for investors, first-time buyers, or anyone looking for a rewarding renovation project.

The ground floor accommodation opens into an entrance hallway that leads through to the main living areas. The front living room features a bright space that opens through to a spacious second reception room with sliding doors opening on to the rear garden, followed by a kitchen diner.

Upstairs, the first floor houses three well-proportioned bedrooms alongside the family bathroom, all requiring updating. Externally, the property is pleasantly set back from the road by a small front courtyard garden. Gated side access leads through to a fully enclosed rear garden, which offers a mix of patio and lawn areas. Surrounded by mature trees and shrubs, the outdoor space also benefits from a wooden storage shed and a greenhouse.

The property enjoys easy access to Llanelli town centre, offering a selection of local shops, supermarkets, and dining options right on your doorstep. The area is well-connected for commuters, with Llanelli train station just a short distance away alongside several reliable local bus routes. Families will appreciate the close proximity to well-regarded local primary and secondary schools, while the scenic Millennium Coastal Path and nearby retail parks, including Trostre, are just a short drive away, offering the perfect balance of town convenience and coastal leisure.

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





Entrance Hallway

Radiator, stairs to first floor.

Reception One

Bay window to front, radiator, opening into;

Reception Two

Sliding doors to rear, radiator, obscure glass window to side.



Kitchen

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor hood over, space for washing machine, dish washer & fridge/freezer, radiator, vinyl flooring, window to rear, external door to side.

Landing

Loft access, window to side.

Bedroom One

Window to rear, radiator, fitted wardrobes, housing boiler (Worcester) radiator.

Bedroom Two

Window to front, radiator.

Bedroom Three

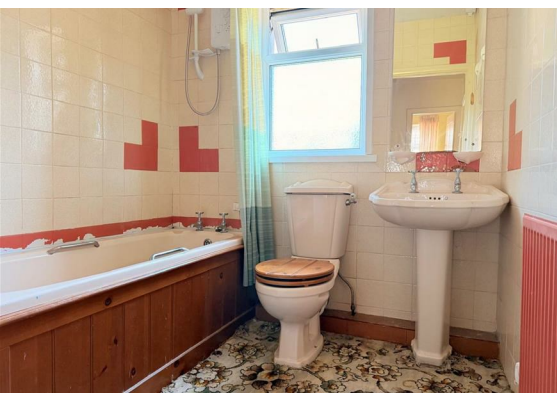
Window to front, radiator.

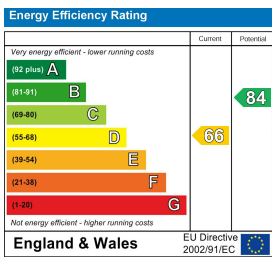
Bathroom

Fitted with W/C, hand wash basin, panelled bath with electric shower over, radiator, window, to rear, tiled walls.

External

FRONT : Courtyard garden with side access
REAR : Enclosed garden with patio and lawn area, wooden sheds and green house.





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.

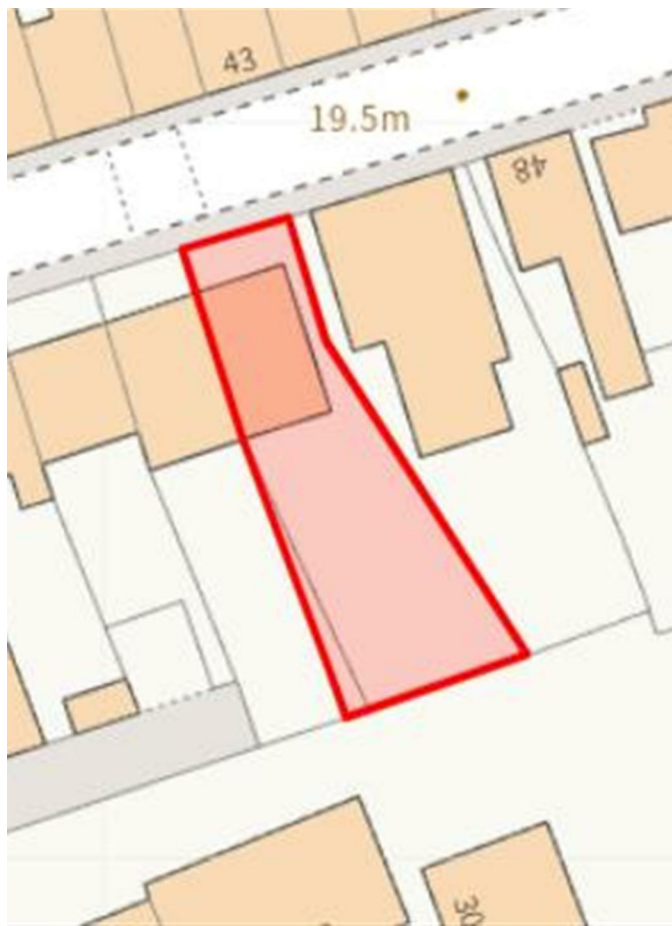
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

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.

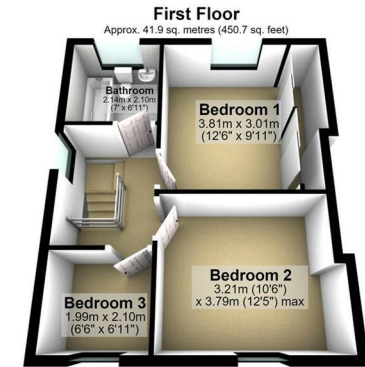
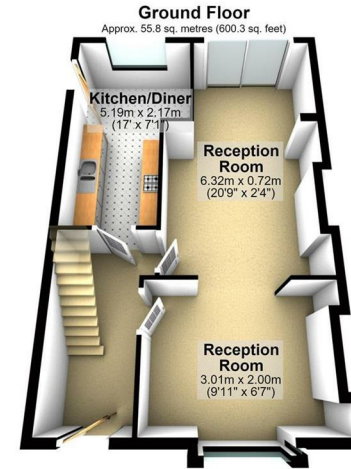
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

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.

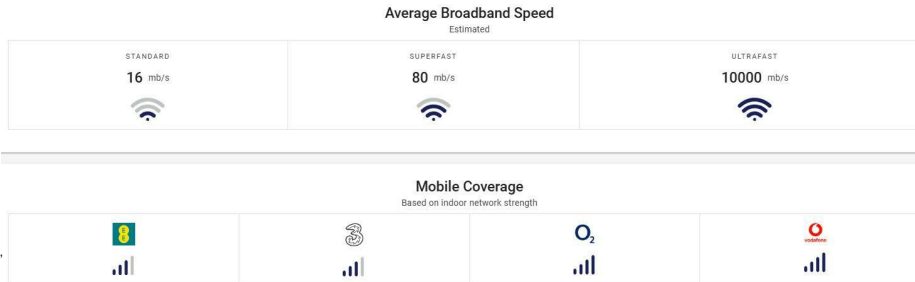


- End Terrace Property
- Three Bedrooms
- Enclosed Rear Garden
- On Road Parking (No Permit Required)
- Mains Gas, Electric, Water & Drainage

- EPC - D Approx. 90 m2
- Council Tax - B (information provided by local authority and subject to change)
- In Need Of Renovation
- Freehold
- No Chain



Total area: approx. 97.6 sq. metres (1050.9 sq. feet)



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



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