



71 Heol Tregoning, Llanelli, SA15 2BD

£118,500



Davies Craddock Estates are pleased to present for sale this charming mid-terrace property on Heol Tregoning, Llanelli.

An ideal opportunity for a first-time buyer or investor, the home features a generous living room, a functional kitchen, and a family bathroom on the ground floor. The first floor comprises three well-proportioned bedrooms.

Externally, the property boasts a low-maintenance front garden with decorative stone and a paved pathway. To the rear, you'll find a fully enclosed garden featuring both patio and lawn areas, a wooden storage shed, and the added convenience of rear lane access.

Perfectly situated for local schools and just a short drive from Trostre and Pemberton Retail Parks. Excellent transport links provide easy access to the M4 and Llanelli town centre.

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

Entrance

Stairs to first floor, door into;

Living Room

14'3" x 19'2" approx. (4.36 x 5.85 approx.)

Window to front, double doors to rear, electric fire and surround, understairs storage cupboard, door into;





Kitchen

6'5" x 14'0" approx. (1.96 x 4.27 approx.)

Fitted with wall and base units with worktop over, oven and ceramic hob, space for washing machine and fridge/freezer, sink and drainer, wall mounted boiler (MAIN), vinyl flooring, radiator, window to side.

Inner Hallway

Loft access, vinyl flooring, external door to side, door into;



Bathroom

6'5" x 5'9" approx. (1.96 x 1.76 approx.)

Fitted with W/C, hand wash basin, panelled bath with electric shower over, heated towel rail, part tiled walls, vinyl flooring, window to rear.

Landing



Bedroom One

15'2" x 10'0" approx. (4.63 x 3.07 approx.)

Window to front, radiator.

Bedroom Two

7'8" x 12'2" approx. (2.34 x 3.71 approx.)

Window to rear, radiator.

Bedroom Three

7'2" x 9'1" approx (2.19 x 2.78 approx)

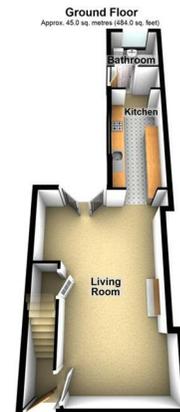
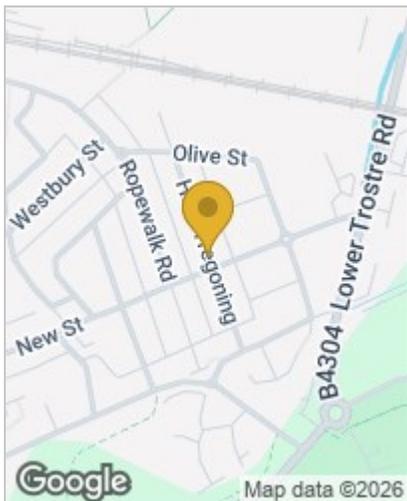
Window to rear, radiator.

External

Front garden with decorative stone and pathway. Rear enclosed garden with patio and lawn areas, wooden shed, rear lane access.



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



Total area: approx. 76.0 sq. metres (818.3 sq. feet)

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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



- Terrace Property
- Three Bedrooms
- Enclosed Rear Garden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - TBC
- Council Tax - B (March 2026)
- Freehold
- No Chain
- Ideal First Time Buy

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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