



48 Maes Y Glo, Llanelli, SA14 9PZ
£199,995

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Davies Craddock Estates are pleased to present for sale this three bedroom home in Maes Y Glo, Llanelli.

Set in a convenient location, located between Bynea and Bryn, the property has excellent road links to the M4 and Trostre and Pemberton Retail Parks surrounded by all associated amenities and local schools.

This well presented modern home offers a welcoming hallway with convenient cloakroom leading onto the kitchen and living/dining room which opens out on to the enclosed garden, On the first floor, three bedrooms and contemporary shower room.

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

Entrance

Door into;

Hallway

Patterned tiled flooring, radiator, stairs to first floor.

Cloakroom

5'2" x 3'3" approx. (1.58 x 1.01

approx.)

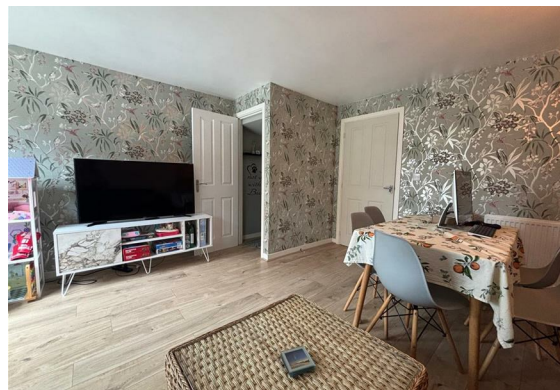
Fitted with W/C, hand was basin, tiled flooring, part tiled walls, radiator.

Kitchen

8'5" x 10'11" approx. (2.59 x 3.35

approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and hob with extractor hood over, space for fridge/freezer, washing machine and dish washer, wall mounted boiler (LOGIC) part tiled walls, tiled flooring, radiator, window to front.





Living Room

15'8" x 14'3" approx. (max) (4.79 x 4.36 approx. (max))

Laminate flooring, understairs storage cupboard, window to rear, French doors to rear.

Landing

Loft access (BOARDED) Storage cupboard.

Bedroom One

15'9" x 12'4" approx (max) (4.81 x 3.78 approx (max))

Two windows to front, radiator.



Bedroom Two

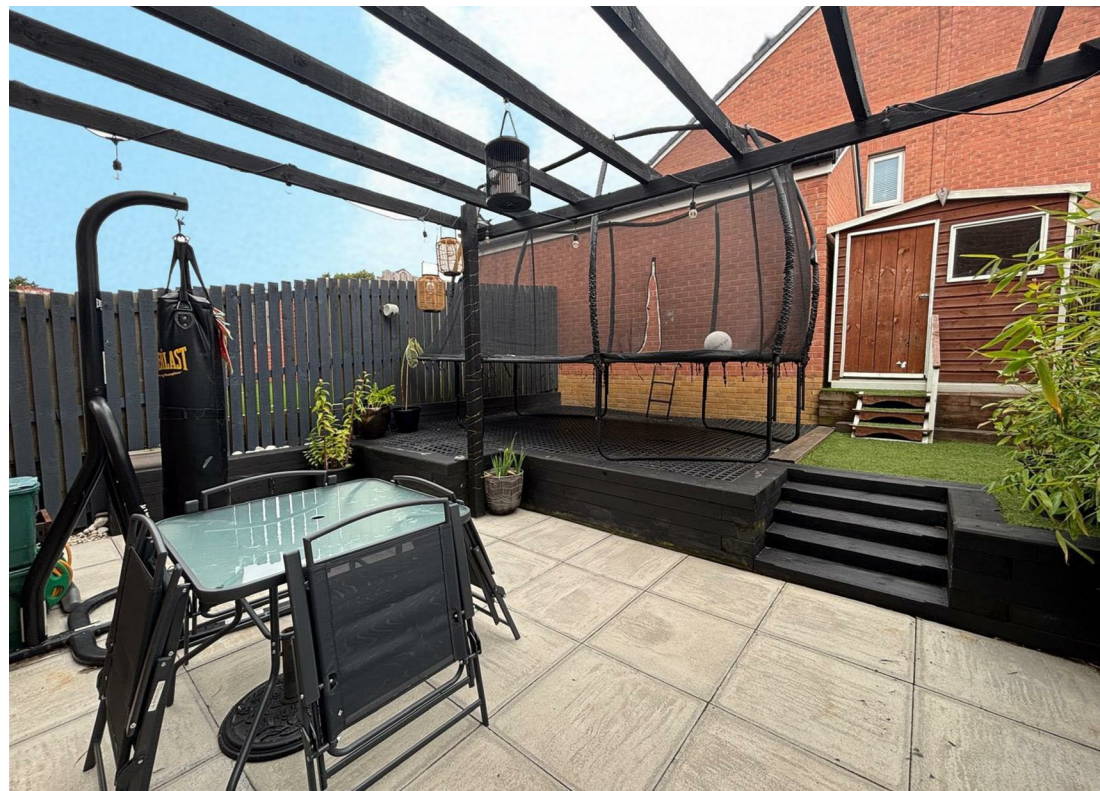
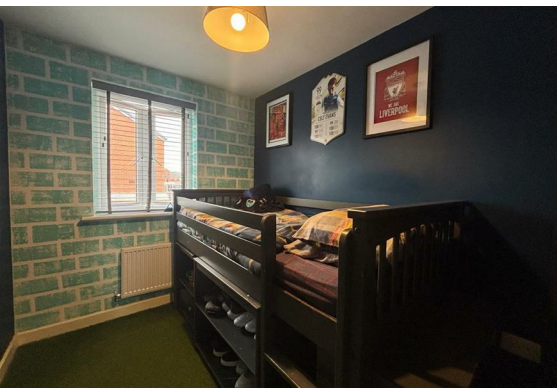
8'9" x 9'10" approx. (max) (2.67 x 3.00 approx. (max))

Window to rear, radiator,

Bedroom Three

6'7" x 9'10" approx. (2.03 x 3.02 approx.)

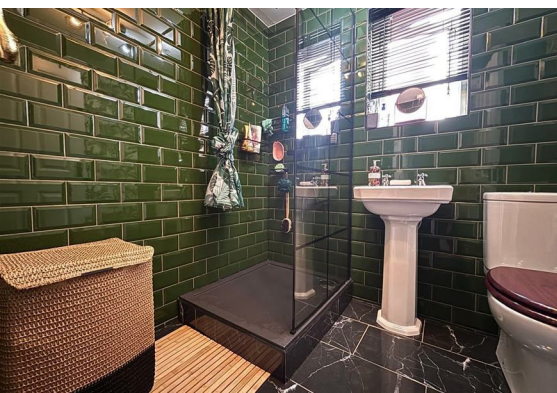
Window to rear, radiator.



Shower Room

7'0" x 5'5" approx. (2.15 x 1.67 approx.)

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



External

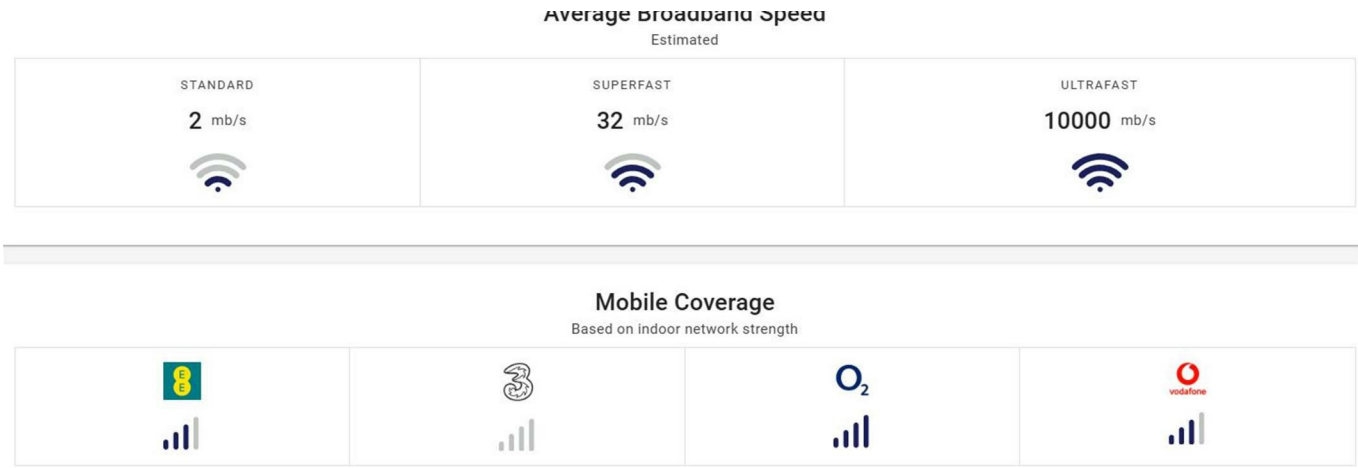
Driveway to the front for two cars. Enclosed rear garden with patio and raised area, wooden shed. Side gated access.

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



- End Terraced Three Bedroom Home
- Well Presented Throughout
- Enclosed Garden
- Driveway
- Convenient & Sought After Location
- Mains Gas, Electric, Water & Drainage
- Council Tax - D (August 2025)
- EPC - B 78m2 approx. (floorplan available)
- Freehold
- Part Of Shared Equity Scheme

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	



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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