4 Wern Road, Llanelli, SA15 1SR
## £129,950

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

Having been recently refurbished to a high standard, this home is the perfect opportunity for buyers looking for a property in "move-in" condition. The ground floor boasts a bright and spacious living room, a well-appointed modern kitchen, and a contemporary family bathroom. Upstairs, the property offers two comfortable bedrooms. The exterior features an enclosed, low-maintenance rear garden. This private outdoor space includes a sheltered area with artificial grass, leading up to a raised patio with the convenience of rear gated access.

The property is situated with easy reach of Llanelli Town Centre. Trostre and Pemberton Retail Parks are just a short drive away.

The property is well-positioned for families, falling within the catchment of several well-regarded local schools, both primary and secondary.

With no onward chain, early viewing is essential to see what this property has to offer.
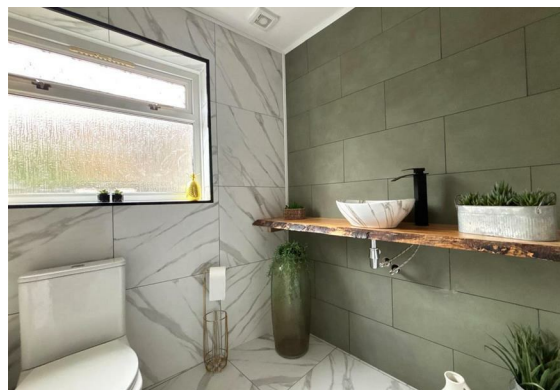
Entrance Hallway
Herringbone wood effect vinyl flooring.

Living Room
20'9" x 11'2" approx. (max) (6.35 x 3.42 approx. (max))
Window to front and rear, two radiators, alcove storage cupboards, feature fire place, stairs to first floor.

Kitchen
8'10" x 12'4" approx. (2.71 x 3.77 approx.)
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, ceramic hob, mid level oven and microwave, wall mounted boiler (BAXI), radiator, tiled flooring, window w and door to side.

Bathroom
8'10" x 5'10" approx. (2.71 x 1.79 approx.)
Fitted with W/C, hand wash basin, panelled bath with shower over, glass shower screen, tiled walls and flooring, radiator, window to rear.

Landing
Loft access

Bedroom One
14'6" x 9'6" approx. (max) (4.44 x 2.91 approx. (max))
Two windows to front, radiator, storage cupboard.

Bedroom Two
11'5" x 10'7" approx. (max) (3.49 x 3.23 approx. (max))
Window to rear, radiator.

External
Enclosed rear garden with gated rear access. Sheltered area with artificial grass leading to raised patio area.
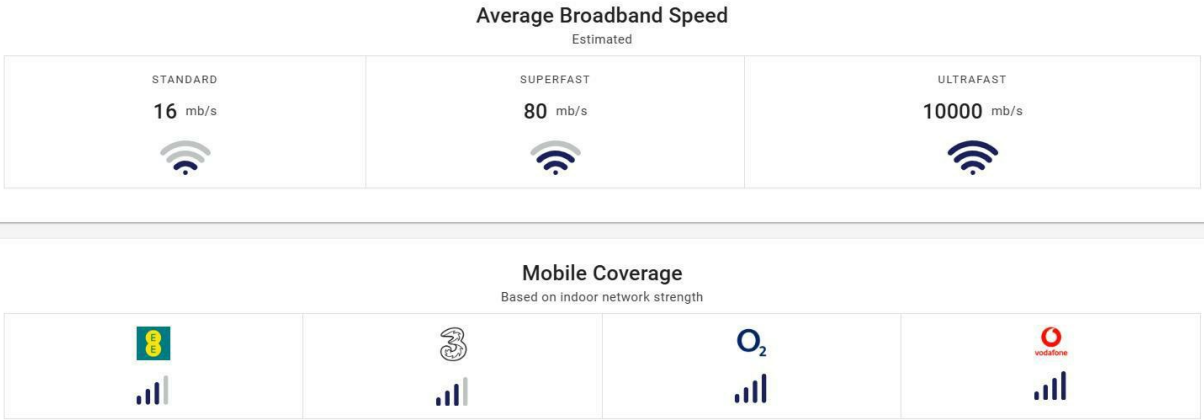
14.6m

- Mid-Terrace Property
- Two Bedrooms
- On Road Parking
- Newly Renovated
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - B (December 2025)
- Freehold
- No Chain
- Ideal First Time Buy

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(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

STANDARD	SUPERFAST	ULTRAFAST
16 mb/s	80 mb/s	10000 mb/s

Mobile Coverage
Based on indoor network strength

EE | 3 | O2 | vodafone

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

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