



33 Tir Einon, Llanelli, SA14 9DF  
£129,995



Davies Craddock Estates are pleased to present for sale this end terrace property in Tir Einon, Llanelli.

In need of updating renovations, this property offers a living room, kitchen diner and spacious conservatory on the ground floor, with three bedrooms and bathroom on the first. Externally, the property boasts a private driveway and garage for convenient off road parking with an enclosed rear courtyard garden.

Ideally located just minutes from Pemberton and Trostre Retail Parks and within easy reach of the M4. Also the property is within easy walking distance of Bryn Teg Primary School and the Welsh-medium Ysgol Gymraeg Brynserifel, with Ysgol Bryngwyn providing excellent secondary education nearby.

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

#### **Entrance vestibule**

Enter via UPVC door.

#### **W/C**

Fitted with W/C, window to front.

#### **Living Room**

15'10" x 15'11" approx. (max) (4.83 x 4.86 approx. (max))

Window to front, fire and surround, radiator, stairs to first floor.

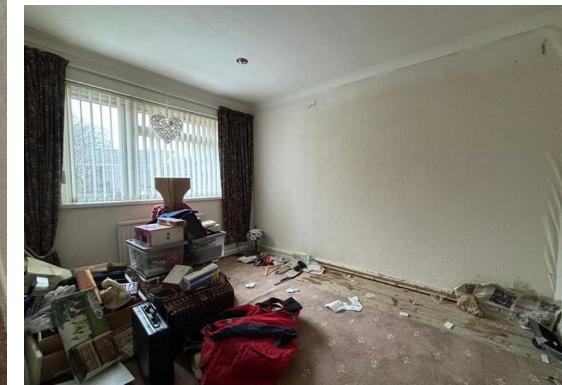




### **Kitchen**

**15'10" x 12'0" approx. (4.83 x 3.67 approx. )**

Fitted with wall and base units with worktop over, radiator, laminate flooring, window to rear and side, sliding door to rear into;



### **Conservatory**

**15'10" x 10'0" approx. (4.85 x 3.05 approx. )**

Laminate flooring, radiator, door to side.



### **Landing**

Radiator, loft access

### **Bedroom One**

**14'0" x 9'3" approx. (4.27 x 2.84 approx. )**

Window to front, two storage cupboards (one housing boiler - WORCESTER)

### **Bedroom Two**

**9'3" x 12'3" approx. (2.84 x 3.75 approx. )**

Window to rear, radiator.

### **Bedroom Three**

**6'9" x 6'1" approx. (2.08 x 1.86 approx. )**

Window to front, radiator, storage cupboard.



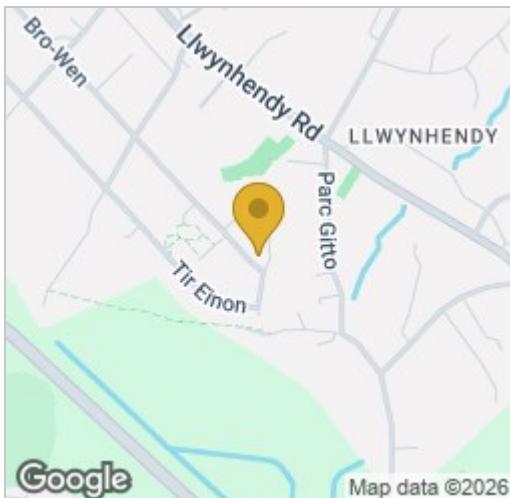
### **External**

Front - Driveway leading to garage.

Rear - Courtyard garden with patio area with green house and wooden shed.

Side gated access. Garage - not inspected.

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



- End Terrace Property
- Three Bedroom
- Courtyard Garden
- Driveway & Garage
- Mains Gas Electric, Water & Drainage
- Council Tax - B (January 2026)
- EPC - TBC
- Freehold
- No Chain
- Awaiting Grant of Probate

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		
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

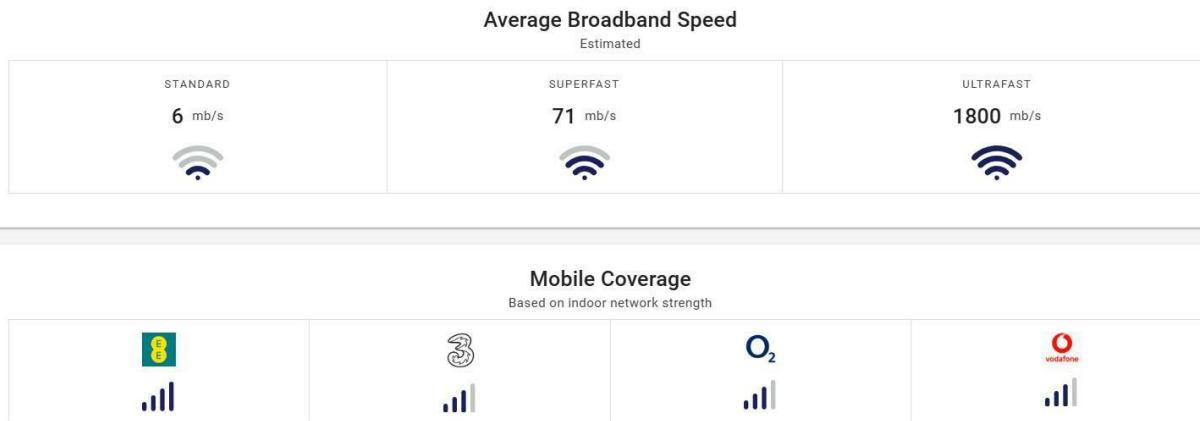
Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

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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