



26 George Street, Llanelli, SA15 2NB
£159,995

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Davies Craddock Estates are pleased to present for sale this three-bedroom, end-terrace property on George Street, Llanelli. This home represents an excellent opportunity for first-time buyers looking to make a space their own, or investors seeking a solid addition to their portfolio.

The ground floor accommodation consists of an entrance hallway leading to two versatile reception rooms, offering flexibility for a separate family lounge and a formal dining area. This leads onto the kitchen and the family bathroom. Upstairs, the first floor layout hosts three well-proportioned bedrooms, while a pull-down ladder gives access to a bonus loft room on the top floor—perfectly suited for clean storage or a home hobby space. Externally, the property features a low-maintenance, fully enclosed concrete courtyard alongside the standout feature of a generous detached garage, providing highly sought-after secure parking, a workshop space, or extensive additional storage.

Perfectly positioned for everyday convenience, the property is situated just a short walk from Llanelli town centre, offering easy access to local shops, supermarkets, and cafes. It is ideally located for families, with the newly built Ysgol Pen Rhos primary school a stones throw away. For commuters, Llanelli train station and local bus routes are within comfortable walking distance, providing excellent transport links to Swansea, Carmarthen, and beyond.

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





Entrance Hallway

Laminate flooring, stairs to first floor.

Living Room

15'10" x 8'11" approx. (4.83 x 2.72 approx.)

Laminate flooring, window to side, radiator.

Dining Room

14'1" x 8'9" approx. (4.31 x 2.69 approx.)

Laminate flooring, log burner, window to side, radiator, under stairs storage cupboard.

Kitchen

6'2" x 10'8" approx. (1.88 x 3.27 approx..)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, double mid level oven, ceramic hob with extractor hood over, space for washing machine and fridge/freezer, wall mounted boiler (BAXI)

Bathroom

6'2" x 8'8" approx. (1.88 x 2.65 approx.)

Fitted with WC, hand wash basin vanity, panelled bath with shower over, airing cupboard, radiator, tiled flooring, respatex style walls, window to side.

Landing

Loft access, with pull down ladder.

Bedroom One

14'2" x 8'7" approx. (4.33 x 2.64 approx.)

Window to side, radiator.

Bedroom Two

6'9" x 12'7" approx. (2.06 x 3.84 approx.)

Window to side, radiator.

Bedroom Three

7'2" x 5'9" approx. (2.19 x 1.77 approx.)

Window to side, radiator.

Loft Space

With pull down ladder, Velux window, carpeted flooring throughout.

External

Courtyard garden.

Garage - 4.41m x 6.431m approx. Electric roller shutter.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.

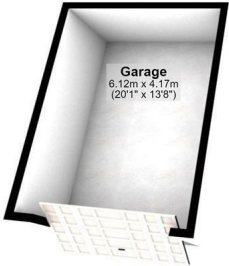
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

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.

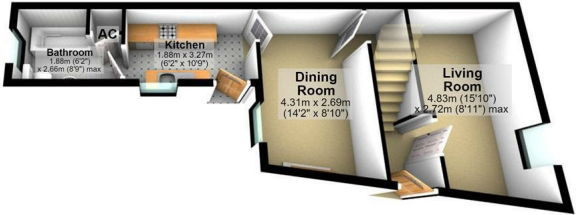


- End Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Garage
- Loft Room
- EPC - D (Approx. 74m2/797 sqft)
- Mains Gas, Electric, Water & Drainage
- Council Tax Band - B (Information provided by the local authority, subject to change).
- No Chain
- Freehold

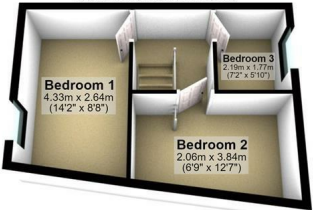
Average Broadband Speed			
Estimated			
STANDARD	SUPERFAST	ULTRAFAST	
15 mb/s	80 mb/s	10000 mb/s	
			
Mobile Coverage			
Based on indoor network strength			
			
			



Ground Floor
Approx. 65.0 sq. metres (699.9 sq. feet)



First Floor
Approx. 28.9 sq. metres (311.4 sq. feet)



Total area: approx. 94.0 sq. metres (1011.3 sq. feet)

We'd love to hear what you think!

LEAVE US
A REVIEW



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