



69 Llandafen Road, Llanelli, SA14 9BD  
£149,995

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Davies Craddock Estates are delighted to present this quaint cottage-style end-terrace property for sale on Llandafen Road, Llanelli.

Boasting an attractive traditional stone frontage, this delightful home immediately captures the eye. While requiring some updating and modernisation, the property offers superb potential for buyers looking to create their dream home.

The property includes two versatile reception rooms, a kitchen, and a ground floor shower room. Upstairs, you will find two generous bedrooms plus a desirable third, versatile room perfect for a home office or dressing room.

Externally, the property benefits from a convenient side driveway offering off-road parking and leads to a private rear garden featuring patio area and a generous lawn with mature trees and shrubs.

An ideal opportunity to put your own stamp on a character home!

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

### Entrance

Door into:

### Reception Room

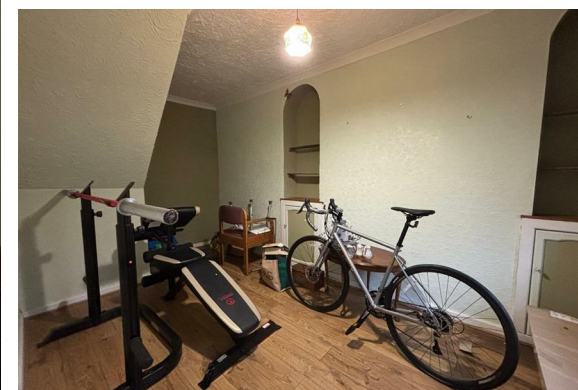
11'10" x 7'0" approx (3.61 x 2.15 approx)

Window to fore, storage to alcoves, radiator.

### Reception Room Two

15'2" x 12'2" approx (4.63 x 3.73 approx)

Window to fore, wood flooring, open fireplace with surround, two radiators, stairs to first floor.







## Kitchen

**12'2" x 11'5" approx (3.73 x 3.50 approx)**

Fitted with wall and base units with worktop over, sink and drainer, gas hob and electric oven with extractor fan over, space for washing machine and fridge, window and door to rear, tiled flooring, partly tiled walls, door into:

## Inner hallway

Laminate flooring, respatex walls.



## Shower Room

**6'5" x 6'3" approx (1.97 x 1.91 approx)**

Fitted with W/C, hand wash basin, shower cubicle, heated towel rail, window to rear, laminate flooring, respatex to walls and ceiling,

## Bedroom

**13'1" 12'6" approx (4.00 3.82 approx)**

Two windows to fore, Radiator. fitted wardrobes (Boiler)

## Office/Dressing Room

**7'6" x 15'2" approx (max) (2.31 x 4.63**

**approx (max))**

Window to fore

## Bedroom

**19'8" x 9'10" approx (6.00 x 3.01 approx)**

Two windows to rear, laminate flooring, two radiators.

## Externally

Off road parking to side, enclosed rear garden with patio and lawned area, mature trees and shrubs.



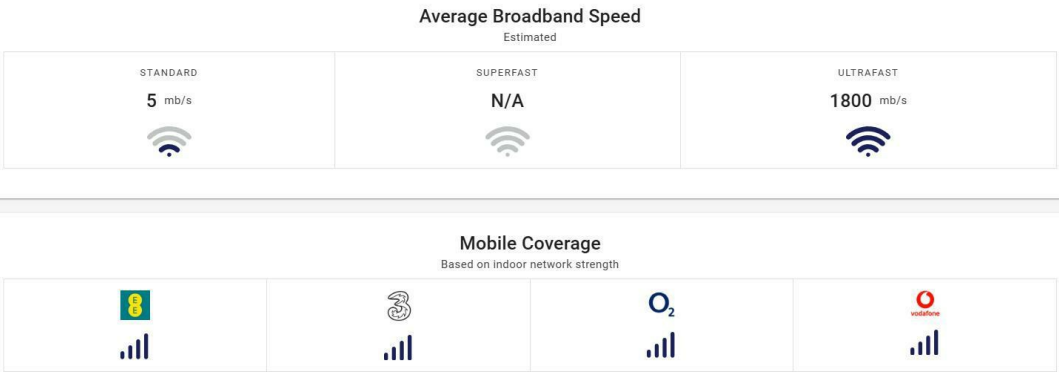


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- End-Terrace Cottage Style Property
- Two Reception Rooms
- Driveway
- Rear Garden
- Mains Gas, Electric Water& Drainage
- EPC - D
- Council Tax - C (November 25)
- Freehold
- No Chain
- Awaiting Grant Of Probate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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Reviews ★★★★★

