



4 Heol Llanelli, Kidwelly, SA17 4AA

£220,000

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Davies Craddock Estates is pleased to present for sale this deceptively spacious semi-detached property located on the desirable Heol Llanelli in Trimsaran.

Ideal for growing families, the ground floor offers an abundance of living space featuring three versatile reception rooms, a practical utility room, kitchen, and a convenient shower room. Upstairs, you will find three well-proportioned bedrooms alongside a contemporary family bathroom.

The property's exterior is equally impressive, boasting a side driveway that leads to the rear, providing ample off-road parking. The rear garden is designed for low maintenance and outdoor enjoyment, complete with a patio area, a handy wooden storage shed, and a neat artificial grassed lawn.

Perfectly situated for modern village living, the property is just a short walk from excellent local amenities, including the local primary school, doctors' surgery, chemist, and the vibrant Trimsaran Leisure Centre. Perfectly positioned between Llanelli and the historic town of Kidwelly, residents can enjoy easy commuting access alongside beautiful countryside walks. For outdoor enthusiasts and family days out, the spectacular Ffos Las Racecourse and Pembrey Country Park—with its acres of woodland and sandy beaches—are only a short drive away.

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





Entrance

Door into:

Hallway

Stairs to first floor, laminate flooring, under stairs storage cupboard, radiator.

Reception One

10'9" x 14'5" approx. (3.28 x 4.40 approx.)

Window to front, laminate flooring, radiator.

Reception Two

10'11" x 10'5" approx. (3.33 x 3.20 approx.)

Window to rear, laminate flooring, radiator.

Reception Three

12'7" x 9'3" approx. (3.84 x 2.82 approx.)

Window to side, laminate flooring, radiator.

Utility Room

10'5" x 6'3" approx. (3.18 x 1.91 approx.)

Window to side, tiled flooring, Velux window, worktop with space for washing machine and fridge freezer, radiator.

Kitchen

13'2" x 9'3" approx. (4.03 x 2.82 approx.)

Fitted with open wooden base units with worktop over, oven and gas hob with extractor hood over, sink and drainer with mixer tap, space for dishwasher, tiled splash backs, tiled flooring, window to side and rear, external door to side.

Shower Room

7'4" x 4'1" approx. (2.24 x 1.26 approx.)

Fitted with W/C, hand wash basin, walk-in shower, tiled walls and flooring, Velux window.

Landing

Loft access

Bedroom One

13'3" x 9'3" approx. (4.05 x 2.82 approx.)

Window to side, radiator, open grate fire and surround.

Bedroom Two

10'9" x 9'3" approx. (3.29 x 2.84 approx.)

Window to front, radiator, open grate fire and surround.

Bedroom Three

10'9" x 6'11" approx. (3.29 x 2.11 approx.)

Window to front, radiator.

Bathroom

10'10" x 10'3" approx. (3.32 x 3.13 approx.)

Fitted with W/C, hand wash basin, panelled bath with shower over, heated towel rail, airing cupboard (housing boiler - I-MINI) window to rear

External

FRONT : Space for car, side driveway leading to rear.

REAR : patio and artificial grass area with off road parking.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
Not energy efficient - higher running costs	
G (1-20)	63
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.



Average Broadband Speed

Estimated

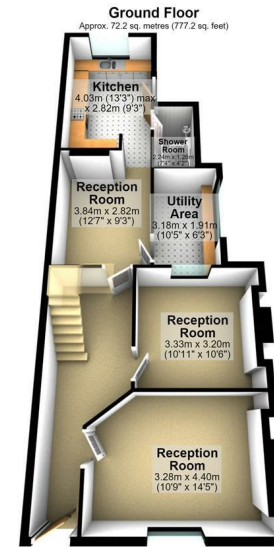
STANDARD	SUPERFAST	ULTRAFAST
20 mb/s	80 mb/s	1800 mb/s

Mobile Coverage

Based on indoor network strength

- Semi-Detached Property
- Three Bedrooms
- Three Reception Rooms
- Driveway & Off Road Parking To Rear
- Mains Gas, Electric, Water & Drainage

- EPC - D approx. 101M2
- Council Tax - B (provided by local authority, subject to change)
- Freehold
- Viewing Essential



Total area: approx. 118.3 sq. metres (1273.5 sq. feet)

We'd love to hear what you think!

LEAVE US
A REVIEW



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Reviews ★★★★★