



Minffordd Heol Hen, Llanelli, SA14 9DG

£425,000

4 2 2 C



Davies Craddock Estates are delighted to introduce this charming four-bedroom detached property, ideally positioned in the peaceful Llwynhendy area of Llanelli. This home offers the best of both worlds: a tranquil residential setting with convenient access to the popular retail parks of Trostre and Pemberton.

The property's welcoming entrance hallway leads you into a spacious living and dining room, perfect for entertaining. The well-appointed kitchen flows into a second sitting room, creating a seamless open-plan space that connects beautifully with the garden.

Upstairs, you'll find four well-proportioned bedrooms, including a master with an en-suite, and a family bathroom.

Externally, the property features a private driveway and a secure garage, providing ample off-road parking.

The rear garden is a peaceful oasis, beautifully maintained with a serene pond and a patio area, creating the perfect backdrop for outdoor entertaining and relaxation.

This is a great opportunity to acquire a spacious and well-located family home. We highly recommend a viewing to fully appreciate its peaceful setting and practical living spaces.

Comprising :

**Entrance Hallway**

Stairs to first floor, wooden flooring, two radiators.



**Cloakroom**

6'9" x 2'6" approx (2.07 x 0.78 approx)

Window to side, wooden flooring, fully tiled walls, W/C, wash hand basin, radiator.



**Lounge Diner**

34'5" x 14'8" approx (10.5 x 4.48 approx)

Bay window to fore window to side, patio doors to rear, wooden flooring, feature fireplace with gas fire, two radiators.

**Kitchen Diner**

16'1" x 12'3" approx (4.92 x 3.74 approx)

Bay window to rear, wooden flooring, wall and base units with worktop over, electric hob and oven with extractor fan over, integrated fridge, space for dishwasher, sink and drainer with mixer tap, radiator, opening to;



**Sitting Room**

12'0" x 10'7" approx (3.67 x 3.23 approx)

Window to side, patio doors to rear, radiator.





### Utility Room

12'9" x 5'9" approx (3.89 x 1.76 approx)

Window and door to side, wooden flooring, base units with worktop over, space for fridge freezer, washing machine and tumble dryer, sink and drainer with mixer tap, radiator.



### First Floor Landing

Window to fore, loft access with ladder, radiator.

### Master Bedroom

25'5" x 11'4" approx (7.76 x 3.47 approx)

Window to fore, fitted wardrobes, radiator, door into:



### Ensuite

7'4" x 5'9" approx (2.26 x 1.76 approx)

Window to side, tiled flooring, fully tiled walls, W/C, pedestal wash hand basin, shower cubicle, radiator.

### Bedroom Two

17'5" x 14'8" approx (5.33 x 4.48 approx)

Window to fore, radiator.

### Bedroom Three

16'4" x 12'2" approx (5.00 x 3.71 approx)

Window to rear, radiator.



### Bedroom Four

12'3" x 12'2" approx (3.74 x 3.73 approx)

Window to rear, radiator.

### Bathroom

16'3" x 9'8" approx (4.96 x 2.96 approx)

Window to rear, laminate flooring, airing cupboard, W/C, pedestal wash hand basin, corner bath, corner shower cubicle, radiator.

### Externally

Enclosed rear garden mainly laid to patio with lawned area, pond with waterfall, side pedestrian access.

Off road parking to fore, garage.

### Garage

26'4" x 12'0" approx (8.03 x 3.66 approx)

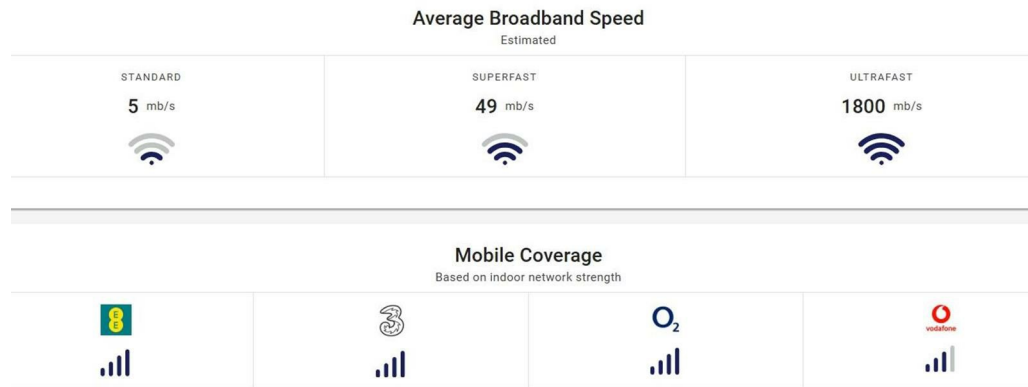
Window to side, electric door, base units with worktop over, wall mounted boiler.



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



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>Current</b>	<b>Potential</b>
<b>70</b>	<b>79</b>
EU Directive 2002/91/EC	
England & Wales	



- Four Bedroom Detached Home
- Viewing Essential To Appreciate All That This Home Has To Offer
- Driveway & Garage
- Landscaped & Enclosed Rear Garden
- Mains Gas, Electric, Water & Drainage
- EPC - C, (Approx 195m<sup>2</sup>/2077ft<sup>2</sup>)
- Council Tax - E (Sept 25)
- Freehold
- Ideal Family Home

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!

**LEAVE US  
A REVIEW**



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Reviews ★★★★★