



32 Maes Yr Efail, Llanelli, SA14 8WD

£365,000

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Davies Craddock Estates are pleased to present for sale this four-bedroom detached property situated in the sought-after location of Maes Yr Efail, Llangennech.

The property opens into a spacious hallway providing convenient internal access to the integrated garage. The home features a generous living room which flows seamlessly into a dedicated dining area. From here, you enter a bright conservatory. The ground floor is completed by a well-appointed kitchen, a practical utility room, and a convenient cloakroom. Upstairs, the property boasts four well-proportioned bedrooms, including a master suite with its own en-suite shower room. A family bathroom serves the remaining bedrooms.

The front of the home features a private driveway and a neat lawn area. To the rear, you will find a fully enclosed garden designed for relaxation and play, featuring a mix of patio and lawn areas.

The property offers quick, effortless access to the A4138 and the M4 motorway (Junction 48). Parc Trostre and Parc Pemberton retail parks, offering a vast array of shops, supermarkets, and eateries, are just a short drive away. The area benefits from a well-regarded local school, with access to highly-rated secondary options nearby, making it an ideal choice for families.

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



Entrance Porch

Door into:

Hallway

Stairs to first floor, under stairs storage cupboard, door into garage, radiator.

Living Room

19'5" x 12'8" approx (5.94 x 3.88 approx)

Bay window to four, feature fireplace with electric fire, radiator, opening to:

Dining Room

10'10" x 9'9" approx (3.31 x 2.99 approx)

French door to rear (opening into conservatory), radiator.

Kitchen

11'1" x 9'9" approx (3.38 x 2.99 approx)

Fitted with wall and base units with worktop over, space for cooker and fridge freezer, sink and drainer with mixer tap, radiator, tiled flooring, part tiled walls, window to rear, door into:





Utility Room

5'5" x 7'0" approx (1.67 x 2.15 approx)

Fitted with base unit with worktop over, space for washing machine and tumble dryer, window to rear, door to side, tiled flooring, part tiled walls, radiator door into;

Cloakroom

4'0" x 7'0" approx (1.23 x 2.15 approx)

Fitted with W/C, hand wash basin, vinyl flooring, window to side.

Conservatory

13'0" x 10'1" approx (3.98 x 3.09 approx)

Patio doors to rear, tiled flooring.

First Floor Landing

Airing cupboard, loft access.

Bedroom One

13'2" x 11'8" approx (4.02 x 3.56 approx)

Window to fore, walk in wardrobe, radiator, door into:

Cloakroom

4'11" x 8'8" approx (1.50 x 2.65 approx)

Window to side, vinyl flooring, partly tiled walls, W/C, hand wash basin, radiator.



Bedroom Two

18'5" x 8'7" approx (5.62 x 2.62 approx)

Velux window to fore and rear, two radiators.

Bedroom Three

11'8" x 10'10" approx (3.56 x 3.31 approx)

Window to rear, walk in wardrobe, radiator.

Bedroom Four

Window to fore, radiator.

Bathroom

8'8" x 7'8" approx (2.66 x 2.34 approx)

Fitted with W/C, hand wash basin, panelled bath, shower cubicle, heated towel rail, part tiled walls, window to rear.

Externally

FRONT : Driveway and front lawn. Integrated Garage.
REAR : Side gated access to rear garden with patio and lawn area.

Garage

19'5" x 8'7" approx. (5.94 x 2.63 approx.)

Up & over door to front, window to side. electrics & lighting. Access door into house.



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



- Detached Property
- Four Bedrooms
- Conservatory
- Driveway & Garage
- EPC - C
- Council Tax - E (February 2026)
- Mains Gas, Electric, Water & Drainage
- No Chain
- Viewing Essential
- Freehold

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

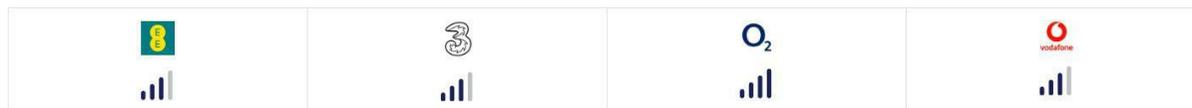
Average Broadband Speed

Estimated



Mobile Coverage

Based on indoor network strength



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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