



85 Penyfan Road, Llanelli, SA15 1JG

£144,000

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Davies Craddock Estates is delighted to present this charming three-bedroom semi-detached property on Penyfan Road, Llanelli.

Inside, you'll find a cosy living room and a spacious kitchen-diner on the ground floor. The first floor hosts three comfortable bedrooms and a bathroom with a separate toilet. Externally, enjoy an enclosed rear garden with a raised lawn area and a handy storage outbuilding and driveway with off road parking for two vehicles at the front.

The property is perfectly positioned for convenience, offering excellent access to Trostre Retail Park and Parc Pemberton for retail and dining, and is conveniently located close to respected local schools and main bus routes, making it an ideal choice for families and commuters alike.

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

Further comprising :

### **Entrance Hall**

Laminate flooring, radiator, stairs to first floor, understairs storage cupboard.

### **Living Room**

12'8" x 13'2" approx. (max) (3.88 x 4.02 approx. (max) )

Window to front, radiator.





### Kitchen/Diner

18'11" x 9'3" approx., (5.77 x 2.84 approx.)

) Fitted with wall and base units with worktop over, sink and drainer, oven and gas hob with extractor hood over, space for washing machine, storage cupboard, wall mounted boiler (MAIN) tiled splash backs, tiled flooring, radiator, two windows to rear, door to side.

### Landing

Window to side, loft access, airing cupboard with radiator.

### Bedroom One

13'1" x 12'9" approx. (max) (4.01 x 3.91 approx. (max) )

Window to front,, radiator.

### Bedroom Two

12'9" x 9'4" approx (3.9 x 2.85 approx)

Window to rear, radiator.

### Bedroom Three

9'6" x 7'10" approx. (max) (2.91 x 2.41 approx. (max) )

Window to front, radiator.

### Bathroom

4'11" x 5'11" approx. (1.51 x 1.82 approx. )

) Fitted with panelled bath with shower over, hand wash basin, vinyl flooring, radiator, window to rear.

### Separate W/C

5'11" x 2'5" aspprox. (1.82 x 0.76 aspprox. )

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

### External

Front : Driveway for two vehicles.

Rear : Enclosed garden with side access. Lawn and patio areas with outbuilding/storage.



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



- Semi Detached Property
- Three Bedrooms
- Enclosed Garden
- Driveway
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - B ( November 25 )
- Freehold
- No Chain
- Ideal First Time Buy

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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!

**LEAVE US  
A REVIEW**



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Google  
Reviews ★★★★★