



26, Dythel Park Pen-Y-Mynydd, Llanelli, SA15 4RR  
£170,000



Davies Craddock Estates are delighted to bring to the market this well presented and tastefully decorated semi-detached property, nestled in the quiet cul-de-sac of Dythel Park.

The ground floor features a spacious and inviting open-plan living/diner that seamlessly flows into an additional sitting room, perfect for relaxing or entertaining. A well-appointed, modern kitchen with stylish fittings completes the ground floor layout.

Upstairs, the first floor comprises three bedrooms: two comfortable double rooms and a cosy single, along with a family bathroom.

Externally, the property benefits from a low-maintenance rear garden with a small lawn and a patio area, ideal for outdoor dining. To the front, a private driveway provides convenient off-road parking.

Situated within close proximity to the local towns and villages such as Llanelli, Trimsaran, Pontyates and Carmarthen.

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

## **Entrance Hall**

Laminate flooring, radiator, stairs to first floor, door into;

## **Living/Dining**

**17'4" x 10'2" approx. (5.29 x 3.11 approx.)**

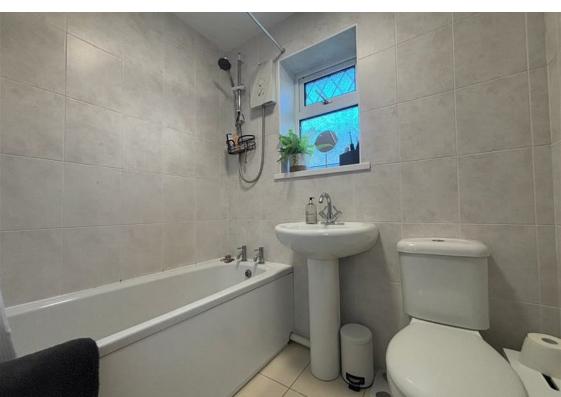
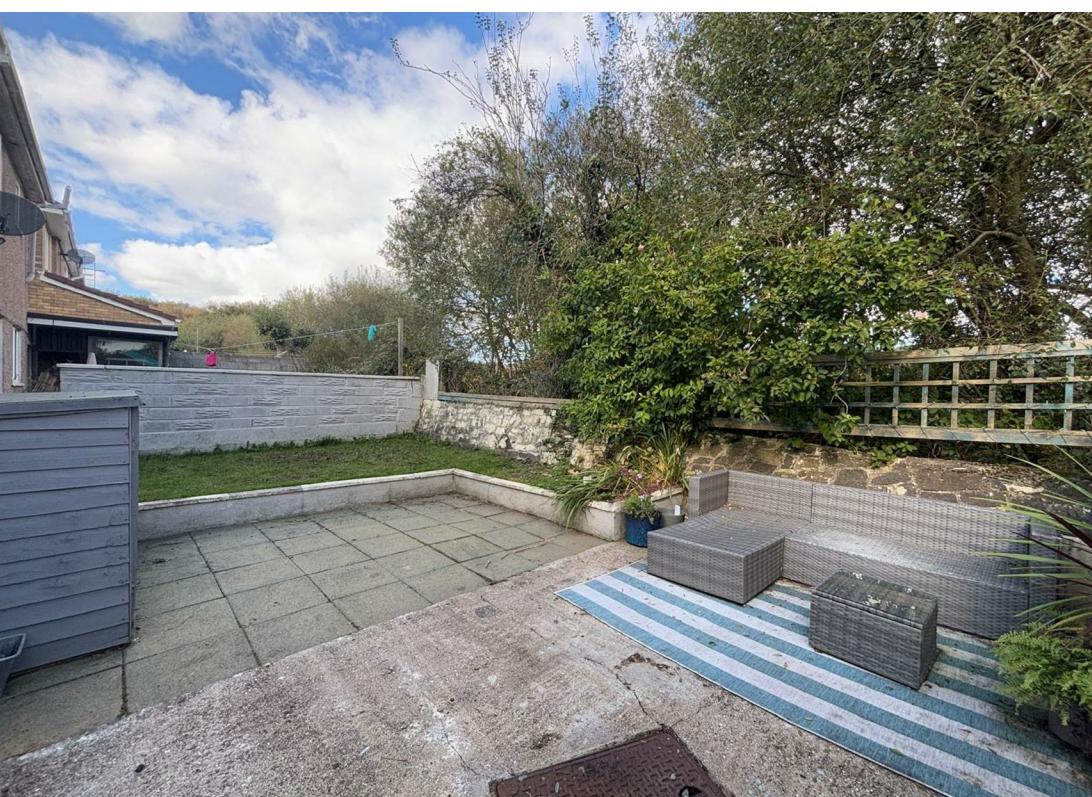
Laminate flooring, radiator, understairs storage cupboard, two windows to rear, opening into;

## **Sitting Room**

**11'3" x 12'3" apprxol (3.44 x 3.74 approx.)**

Laminate flooring, radiator, window to front.





## Kitchen

**19'7" x 9'1" approx. (5.99 x 2.77 approx. )**

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor hood over, space for fridge and freezer, space for washing machine and tumble dryer, tiled splash backs, radiator, window to front and rear, door to rear. Wall mounted boiler (BAXI)

## Landing

Loft access, window to side.

## Bedroom One

**10'8" x 10'9" approx. (3.27 x 3.28 approx. )**

Window to rear, radiator.

## Bedroom Two

**9'9" x 11'9" approx. (max) (2.99 x 3.59 approx. (max) )**

Window to front, radiator, storage cupboard/wardrobe.

## Bedroom Three

**7'2" x 6'11" approx. (2.18m x 2.11m approx. )**

## Bathroom

**5'6" x 6'4" approx. (1.70 x 1.95 approx. )**

Fitted with W/C, hand wash basin, panelled bath with shower over, tiled walls and flooring, radiator, window to rear.

## External

Front: Driveway

Rear: Enclosed garden with patio and raised lawn area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	67	
(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 firms 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.

- Semi Detached Property
- Quiet Cul-De Sac
- Three Bedrooms
- Driveway
- Well Presented Throughout
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - B (Sept 25)
- Freehold
- Electric Vehicle Charging Point

#### Average Broadband Speed

Estimated

##### STANDARD

14 mb/s



##### SUPERFAST

58 mb/s



##### ULTRAFAST

N/A



#### Mobile Coverage

Based on indoor network strength



We'd love to hear what you think!  
**LEAVE US A REVIEW**



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Reviews \*\*\*\*