



21 Heol Nant Y Felin, Llanelli, SA15 3PA  
£89,995



Davies Craddock are pleased to present this ideally located three bed semi detached property in the heart of Llanerch, Llanelli. The property sits within convenient proximity to local businesses, shops and restaurants at the retail parks of Trostre and Parc Pemberton and is also walking distance from the town centre and all amenities Llanelli has to offer.

The property is in need of renovation and will be a CASH PURCHASE ONLY due to mine shaft identified on boundary.

Briefly the property comprises;

#### **Entrance**

Door into:

#### **Hallway**

Stairs to first floor, radiator, opening to:

#### **Lounge**

14'6 x 11'9 approx (4.42m x 3.58m approx)

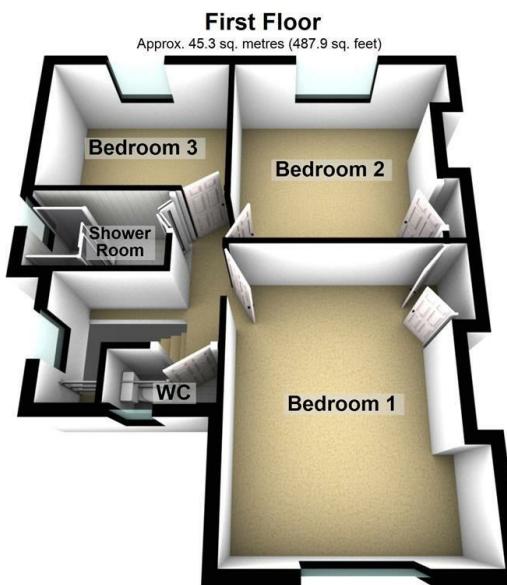
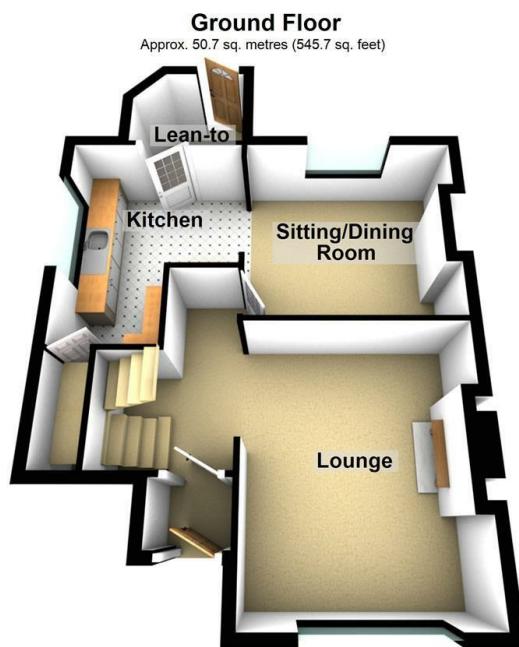
Window to fore, feature fireplace, radiator.

#### **Sitting/Dining Room**

12' x 10'9 approx (3.66m x 3.28m approx)

Window to rear, radiator, opening to:





## Kitchen

**12'7 x 9'9 approx (3.84m x 2.97m approx)**

Window to fore, door to side, wall and base units with worktop over, space for cooker and fridge freezer, sink and drainer, storage cupboard, wall mounted boiler, radiator.

## Lean to

Windows to fore, side and rear, radiator, door to garden.

## First Floor Landing

Loft access.

## Bedroom One

**14'6 x 11'9 approx (4.42m x 3.58m approx)**

Window to fore, storage cupboard, radiator.

## Bedroom Two

**11'9 x 11' approx (3.58m x 3.35m approx)**

Window to rear, storage cupboard, radiator.

## Bedroom Three

**10'2 x 7'7 approx (3.10m x 2.31m approx)**

Window to rear, radiator.

## Shower Room

Window to fore, pedestal wash hand basin, shower cubicle, radiator.

## Separate W/C

Window to side, W.C.

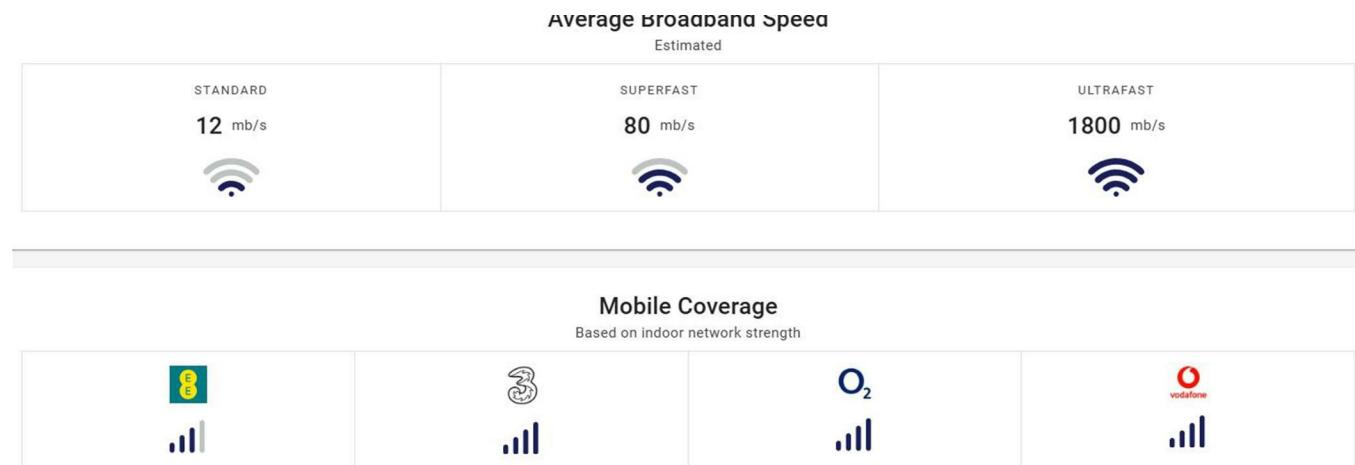
## Externally

Lawned area to fore with off road parking to side.



- Semi Detached House
- Three Bedrooms
- Off Road Parking
- In Need Of Revovation
- Mains Gas, Electric, Water & Drainage
- EPC - D Council Tax - B (Feb 2026)
- Solar Panels (Ownership TBC)
- No Chain
- Freehold
- CASH PURCHASE ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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



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