



5 Coronation Road, Llanelli, SA15 1PD
£179,995

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Davies Craddock Estates are pleased to present for sale, this mid-terrace property on Coronation Road, Llanelli.

The home is beautifully presented and offers a fantastic blend of modern living and quirky, characterful charm, featuring a spacious open-plan living and dining room with a cosy log burner, striking brick feature wall and warm wooden flooring, a contemporary kitchen, two generous double bedrooms, and a first-floor bathroom complete with a quirky roll-top bath. Additional interior space includes a basement underneath the property offering exciting potential for conversion into another room, subject to the necessary planning permissions.

Externally, the property boasts an initial decked area with steps down to a tiered, low-maintenance garden with decorative stone areas, as well as the fantastic bonus of a spacious double garage and workshop at the bottom of the garden featuring full electrics and a roller shutter door with convenient rear lane access - offering incredible versatility, whether you are looking for a secure vehicle parking space, a home gym, a hobby workshop, or a creative studio space.

Situated in a highly convenient and sought-after location, Coronation Road places you within easy reach of local shops, everyday amenities, and well-regarded schools. The property also benefits from excellent transport links for commuters, while being just a short distance from Llanelli town centre, local parks, and picturesque coastal walks, making it a fantastic spot for convenient modern living.

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





Entrance

Door into:

Living/Dining Room

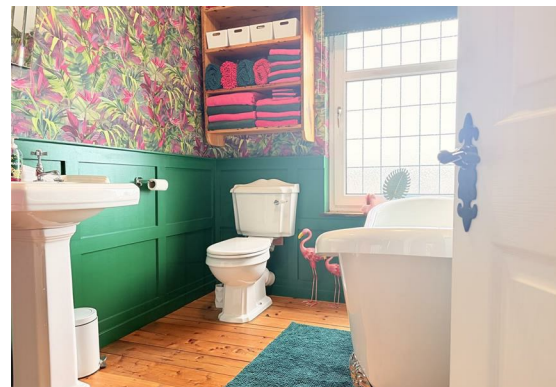
22'0" x 16'3" approx. (6.72 x 4.97 approx.)

Stairs to first floor, bay window to front, window to rear, wooden flooring, under stairs storage cupboard, log burner, feature brick wall, four radiators.

Kitchen

12'0" x 8'4" approx. (3.66 x 2.55 approx.)

Two window and door to side, wall and base units with worktop over, sink and drainer with mixer tap, 5 ring gas hob with extractor hood over and electric oven, space for fridge freezer and washing machine, tiled splash back, tiled flooring, radiator.



First Floor Landing

Loft access (not boarded)

Bedroom One

9'7" x 16'3" approx. (2.93 x 4.97 approx.)

Two windows to front, feature original fireplace, storage cupboard, radiator.



Bedroom Two

12'1" x 8'4" approx. (3.70 x 2.55 approx..)

Window to rear, radiator.

Bathroom

8'10" x 7'7" approx. (2.71 x 2.32 approx.)

Window to rear, wood flooring, W/C, hand wash basin, roll top free standing bath, radiator.

Basement

Versatile space.

Externally

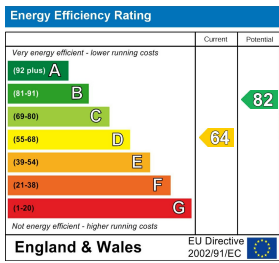
Decked area, with steps down to tiered garden with decorative stone, door into basement, steps down to potting shed and garage. Store room- housing boiler - IDEAL

Garage

18'6" x 16'11" approx. (5.66 x 5.18 approx.)

Electric door, log burner, electrics.





These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

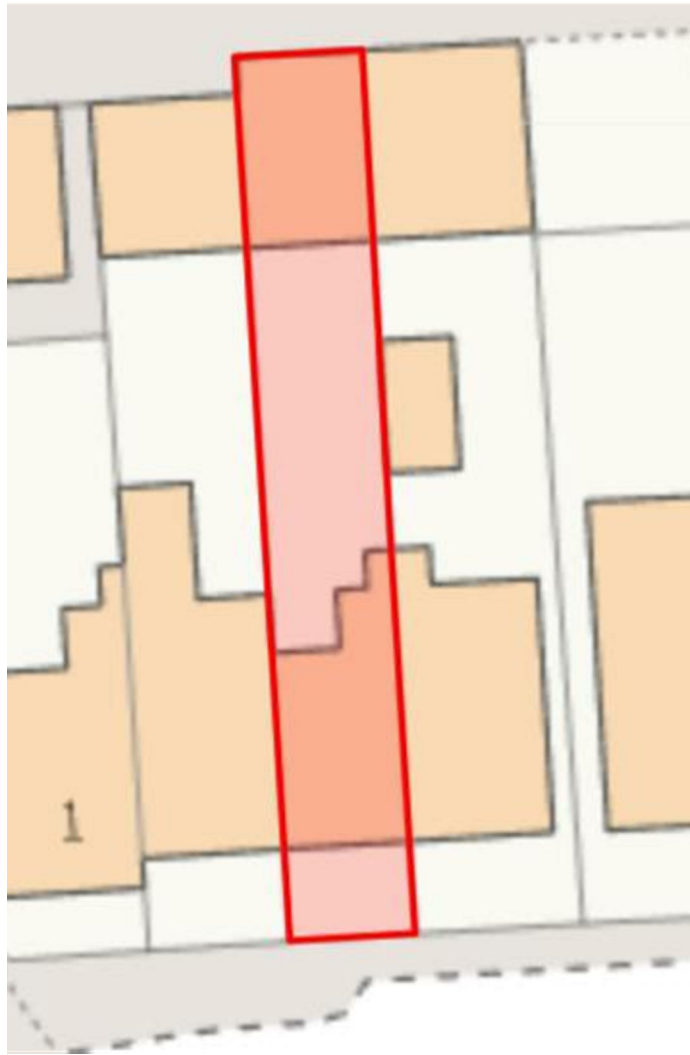
We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

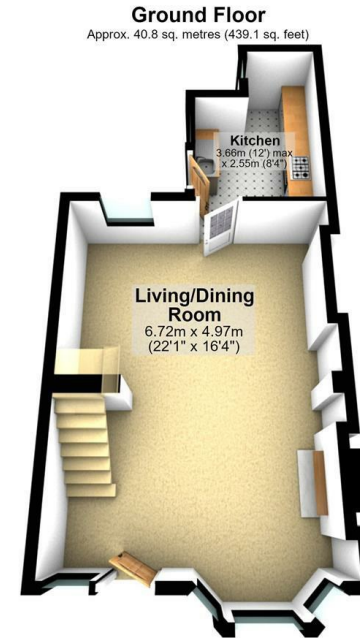
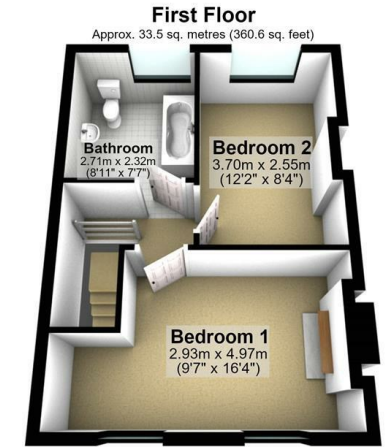
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- Mid- Terrace Property
- Two Bedrooms
- Spacious Garage/Workshop
- Well Presented Throughout
- Mains Gas, Electric, Water & Drainage
- EPC - D Approx. 72m2
- Council Tax - C (provided by local authority, subject to change)
- Freehold
- No Chain
- Versatile Basement Space



Total area: approx. 74.3 sq. metres (799.8 sq. feet)

We'd love to hear what you think!

LEAVE US
A REVIEW



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Reviews ★★★★★

