



104 Denham Avenue, Llanelli, SA15 4DD

£289,000

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Davies Craddock Estates are delighted to present for sale this beautifully presented detached family home, occupying a prime position within the highly sought-after residential area of Denham Avenue, Llanelli.

Immaculately maintained and tastefully decorated throughout, the property offers a wonderful blend of modern living and everyday comfort.

The accommodation briefly comprises a welcoming entrance hallway with convenient cloakroom/W.C., leading into a cosy and inviting living room, enhanced by a feature log burner which creates a warm and relaxing atmosphere. To the rear, a stylish fitted kitchen with integrated appliances provides the heart of the home and opens seamlessly into a bright conservatory, offering an ideal space for dining, entertaining or simply enjoying views of the garden.

To the first floor are three well-proportioned bedrooms together with a contemporary family bathroom, all presented to an excellent standard.

Externally, the property benefits from a private driveway providing off-road parking and leading to a detached garage. The enclosed rear garden offers a peaceful retreat, featuring a patio seating area, lawn, and an attractive selection of mature trees and shrubs, providing both privacy and charm.

Situated within easy reach of local schools, shops, amenities and excellent transport links, this fantastic home is perfectly suited to families, professionals and those looking to enjoy a desirable residential setting.

Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

Entrance Hallway

Tiled flooring, stairs to first floor, under stairs storage.

Cloakroom

Fitted with W/C, hand wash basin, heated towel rack, extractor fan, part tiled walls, tiled flooring.

Living Room

12'5" x 11'0" approx. (max) (3.79 x 3.36

approx. (max))

Log burner, laminate flooring, radiator, window to front. Opening into;





Kitchen

17'10" x 10'9" approx. (5.45 x 3.28 approx.)

Fitted with wall and base units with worktop over, integrated fridge/freezer, midlevel oven and microwave, sink with mixer tap, space for washing machine, kitchen island with ceramic hob with extractor hood over and wine cooler fridge, tiled flooring, radiator, window to side, opening into;

Conservatory

8'3" x 12'11" approx. (2.54 x 3.95 approx.)

Tiled flooring, radiator, door to side.

Landing

Window to side

Bedroom One

12'9" x 10'3" approx. (3.89 x 3.14 approx.)

Window to front, radiator, fitted wardrobes.

Bedroom Two

10'0" x 10'5" approx. (3.05 x 3.19 approx.)

Window to rear, radiator, fitted wardrobes.

Bedroom Three

7'8" x 7'6" approx. (2.36 x 2.31 approx.)

Window to front, radiator, storage cupboard housing boiler (BAXI) Loft access (part boarded)

Bathroom

7'6" x 8'6" approx. (2.31 x 2.60 approx.)

Fitted with W/C, hand wash basin vanity, panelled bath, heated towel rack, tiled walls and flooring, window to rear.

External

Front : Driveway at side leading to garage.

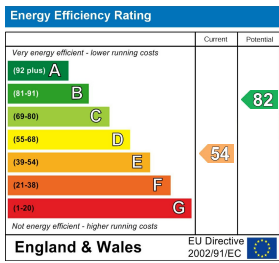
Rear : Garden with patio and lawn areas with mature trees and shrubs.

Garage

16'10" x 8'3" approx. (5.15 x 2.54 approx.)

Electric roller shutter to front, two windows to side.





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.

For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.



Average Broadband Speed

Estimated

SUPERFAST

53 mb/s



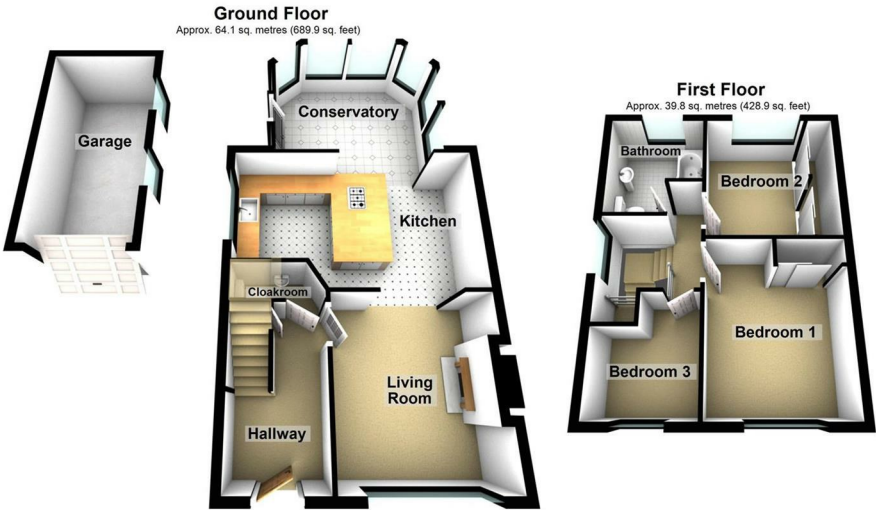
Mobile Coverage

Based on indoor network strength



- Detached Property
- Three Bedrooms
- Open Plan Living
- Well Presented and Tastefully Decorated
- Driveway & Garage
- EPC - E (approx 79m2/796ft2)

- Council Tax - Band C (Provided by local authority, subject to change)
- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain



We'd love to hear what you think!

LEAVE US
A REVIEW



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Reviews ★★★★★