



25 Havard Road, Llanelli, SA14 8SA
£207,500

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Davies Craddock Estates are delighted to present this refurbished three-bedroom semi-detached property, set in a popular location on Havard Road, Llanelli. Ready for immediate occupation, this stunning home offers a seamless blend of modern living and spacious comfort—perfect for its new owners.

The ground floor boasts an versatile layout, featuring a welcoming hallway that leads into three generous reception rooms, providing ample space for family life, entertaining, or even a home office. A well appointed modern kitchen completes the ground level. Upstairs, the split level landing gives access to three generous double bedrooms and a shower room.

Externally, the property benefits from a low-maintenance rear garden. This includes a spacious side patio, a small lawn area, and steps leading up to a valuable garage/workshop with rear access.

The property offers easy access to the M4 motorway, via the A4138 (Junction 48), making it convenient for commuters. Trostre Retail Park and Pemberton Retail Park are within close proximity, offering a wide range of major high-street stores, supermarkets, and eateries. Furthermore, the area is ideal for families, as the property is situated within walking distance to three well-regarded schools.

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

Entrance Vestibule

Wood effect tiled flooring, obscure glass door into;

Hallway

Wooden flooring, radiator, stairs to first floor.





Reception One

9'2" x 11'7" approx. (2.80 x 3.54 approx.)

Bay window to front, open coal fire & wooden surround, radiator, storage cupboard (housing meter)

Reception Two

9'4" x 13'0" approx. (2.86 x 3.97 approx.)

Fireplace surround, radiator, door to rear.

Reception Three

10'3" x 13'7" approx. (3.14 x 4.15 approx.)

Electric feature fire & surround, alcove storage, under stairs storage cupboard, radiator, window to side, door into;

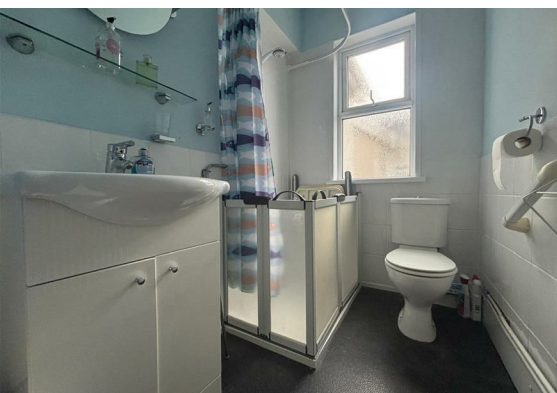
Kitchen

10'3" x 12'3" approx. (3.14 x 3.74 approx.)

Fitted with wall and base units with quartz worktop over, sink and mixer tap, oven and gas hob with extractor hood over, wine fridge, space for fridge freezer and washing machine., radiator, wood effect tiled flooring, tiled walls, window to side and rear, door to side. Loft access.

Split Level Landing

Loft access



Bedroom One

17'4" x 11'10" approx. (5.29 x 3.61 approx..)

Three windows to front, two radiators, open grill fire and surround.

Bedroom Two

10'11" x 10'4" approx. (3.35 x 3.16 approx.)

Window to rear, radiator, open grill fire and surround.

Bedroom Three

7'9" x 10'3" approx. (2.38 x 3.14 approx.)

Window to side, radiator, open grill fire and surround, storage cupboard (housing boiler - WORCESTER)

Shower Room

7'3" x 4'7" approx. (2.21 x 1.40 approx.)

Fitted with W/C, hand wash basin vanity, walk in shower, extractor fan, part tiled walls, window to side, loft access.

External

Side gated access. Spacious patio area with small lawn area. Steps up to garage/workshop. 13 X 16ft approx.

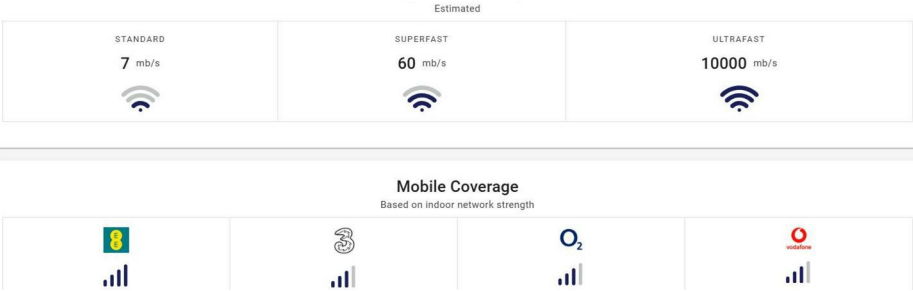
To arrange a viewing on this property or require further information please contact one of our team on 01554 779444

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 107.0 sq. metres (1152.2 sq. feet)

- Semi Detached Property
- Three Bedrooms
- Three Reception Rooms
- Garage
- Mains Gas, Electric, Water & Drainage
- EPC - D (Approx 118m2/1270sqft)
- Council Tax -D (Provided by local authority, subject to change)
- Freehold
- No Chain
- Newly Referbished



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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