



30 Glenalla Road, Llanelli, SA15 1EG

£210,000

4 1 2 E

Davies Craddock are proud to present this four bedroom, immaculately presented home, based in Glenalla Road, Llanelli. A very sought after location in the heart of Llanelli, this home is central to Llanelli Town Centre, but based in a quiet residential Street, within close proximity to Trostre Retail Park and all local amenities and schools. With fresh and bright decor throughout, this attractive home requires minimal work for the new buyer. Within a ten minute drive to the M4, this home may be suitable for those looking to commute to Swansea or Carmarthen, but benefit from a quieter life closer to Welsh attractions, such as Pembrey Country Park, Kidwelly Castle, and Cefn Sidan beach, as well as local award winning Golf Courses, and the famous Parc y Scarlets Stadium.

Briefly comprising of an entrance vestibule with original floor tiling, leading to a hallway, two homely reception rooms with feature fireplaces, modern kitchen and access to rear. The first floor offers three bedrooms, family bathroom with separate bath and shower, and converted attic offering a fourth bedroom. The rear offers a patio area, bordered lawn, mature trees, and garden shed.

Viewing is a must to appreciate this immaculate home, we believe it will be a very popular property, so let us know today to book a viewing.

Entrance Vestibule

Original tiled flooring, composite door to the fore with over lighter, feature glass paned door to:

Hallway

Wooden effect laminate flooring, radiator, original features, radiator, stairs to first floor, doors to

Lounge

24'6" x 13'10" approx (7.49m x 4.22m approx)

Wooden effect laminate flooring, sash UPVC bay windows to the fore, UPVC French doors to the rear, two radiators, original style coving, feature fireplace with marble back and hearth.

Dining Room

14'11" x 10'2" approx (4.55m x 3.12m approx)

Wooden effect laminate flooring, UPVC window to the side, radiator, original display units set in alcoves, feature electric fireplace, door to:





Kitchen

13'3" x 10'2" approx (4.04m x 3.12m approx)

Tiled flooring, UPVC window to the rear, stained glass UPVC window to the side, UPVC door to the side with obscure glass insert, a range of contemporary gloss kitchen units with complimentary worktops over, tiled splashback, space for washing machine, space for fridge freezer, space for range style cooker with extractor over, radiator, integrated dishwasher.

First floor

Landing/Split level, Carpet flooring, stairs to second floor, doors into:

Bedroom One

16'9" x 13'3" (5.11m x 4.04m)

Carpet flooring, sash UPVC bay window to the fore, sash UPVC window to the fore, contemporary upright radiator.

Bedroom Two

(10'9" x 10'4" approx ((3.30m x 3.15m approx)

Carpet flooring, UPVC window to the rear, radiator.

Bedroom Three

10'4" x 9'10" approx (3.15m x 3.00m approx)

Carpet flooring, UPVC window to the rear, radiator, airing cupboard housing Worcester combi boiler.

Family Bathroom

6'11" x 6'9" approx (2.11m x 2.06m approx)

Patterned tiled flooring, halfway tiled walls, roll top bathtub with shower head attachment, low level WC, wall mounted wash hand basin, corner shower cubicle with rainfall shower head and tiled surround, UPVC window to the side with obscure glass, feature towel heater.

Second floor

Landing area

Carpet flooring, storage in alcoves, velum roof window, opening to:

Bedroom four

9'10" x 20'0" approx (3.02m x 6.12m approx)

Two velux roof windows, radiator.

Externally

Front/Walled and gated frontage with low maintenance gravelled area.

Rear

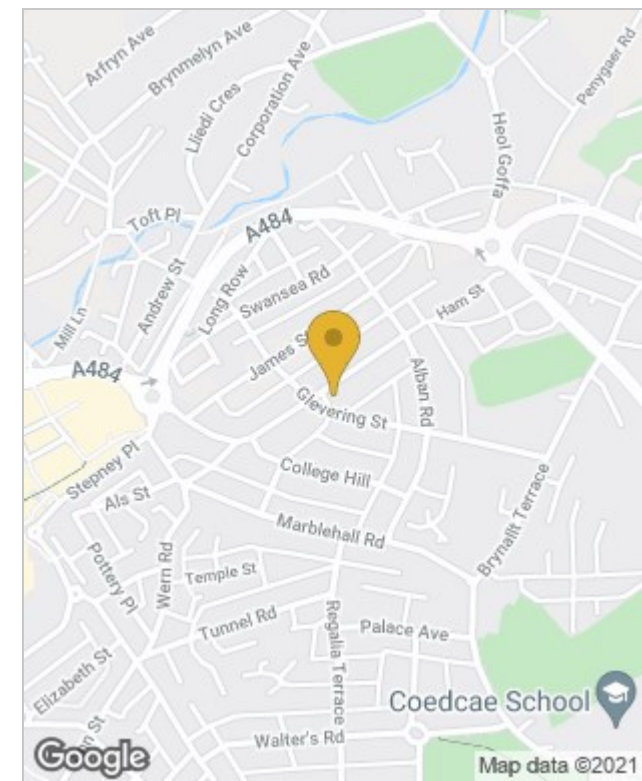
Enclosed, paved and lawned rear garden, low maintenance.

Full Description

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 778899

These particulars, whilst believed to be accurate 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.

