

53 Llys Westfa, Llanelli, SA14 8DG

£399,995

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Davies Craddock Estates are pleased to present for sale, this stunning and uniquely designed 3-bedroom detached home, situated in the sought-after residential development of Llys Westfa within the scenic Swiss Valley area of Llanelli.

Featuring a modern "upside-down" layout that maximizes light and space across its two floors.

The ground floor offers a welcoming entrance hallway leading to a private bedroom complete with an en-suite bathroom, while the upper level boasts a bright, open-plan living area, a separate kitchen, two additional bedrooms, and a sleek shower room. Both upstairs bedrooms open directly onto a dedicated outdoor space, perfectly complementing the tiered, low-maintenance rear garden —accessible via side steps—which features a wonderful patio and an artificial lawn area for year-round enjoyment.

Perfectly positioned close to local shops, well-regarded primary and secondary schools, and lovely reservoir walks, this property also offers convenient road links to Llanelli town center and the M4.

Early viewings are essential to see what this property has to offer.

























Entrance Hallwy

Window to side, radiator, stairs to first floor, tiled floor, spotlights.

Bedroom One

16'9" x 9'6" approx. (5.13 x 2.90 approx.)

Bay window to front, radiator, tiled flooring.

Ensuite

7'0" x 11'3" approx. (2.15 x 3.43 approx.)

Fitted with W/C, hand wash basin, shower cubicle, jacuzzi bathtub, heated towel rail, tiled walls and flooring, spotlights.

Open Plan Living

19'10" x 21'1" approx. (max) (6.07 x 6.43 approx. (max))

Bay window to front, standard window to front and side, wood effect flooring, radiator, electric feature fire.

Kitchen

16'4" x 8'3" approx. (max) (5.00 x 2.52 approx. (max))

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, rangemaster with extractor hood over, space for fridge freezer, integrated dishwasher, spotlights, tiled floor, window to side, external door to side. Boiler (IDEAL)

Inner Hallway

Wooden flooring, airing cupboard with radiator, loft access (boarded).

Shower Room

7'1" x 6'2" approx. (2.17 x 1.89 approx.)

Fitted with W/C, hand wash basin, walk in double shower, heated towel rail, wood effect laminate flooring, respatex walls, spotlights, window to side.

Bedroom Two

10'11" x 11'3" approx. (max) (3.35 x 3.44 approx. (max))

Double door to rear, wood flooring, radiator, spotlights, radiator, fitted wardrobes with mirror sliding doors.

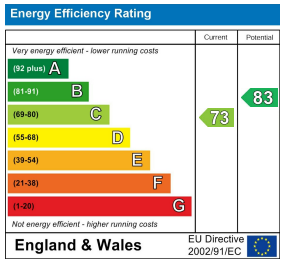
Bedroom Three

10'11" x 9'4" approx. (3.35 x 2.87 approx.)

Double door to rear, wooden flooring, radiator, spotlights.

External

Tiered garden with two patio areas. Steps up to artificial lawn with storage shed, side gated access.
Driveway to front.



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.

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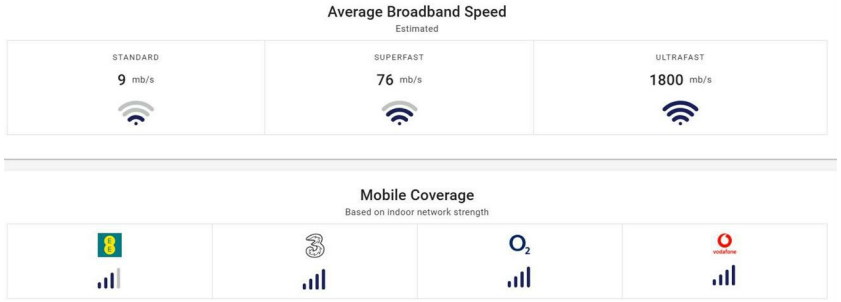
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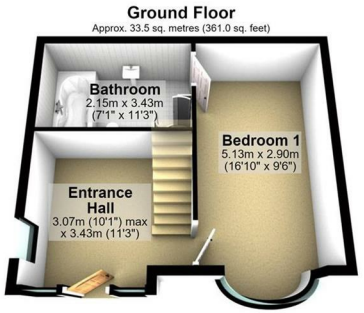
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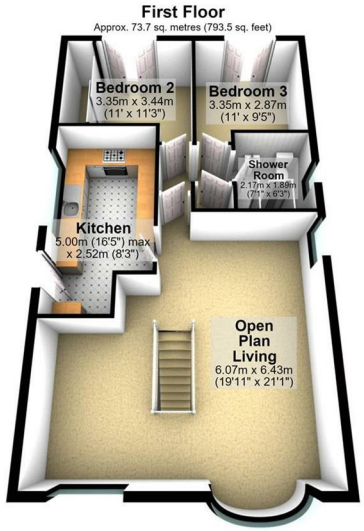
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- Detached Property
- Three Bedrooms
- Upside Down Living
- Driveway
- Enclosed Tiered Garden
- Mains Gas, Electric, Water & Drainage
- EPC - C Approx 102m2
- Council Tax - F (provided by local authority, subject to change)
- Freehold
- Viewing Essential





Total area: approx. 107.3 sq. metres (1154.6 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

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