



Approximate total area^m
1235 ft²
114.7 m²
Reduced headroom
16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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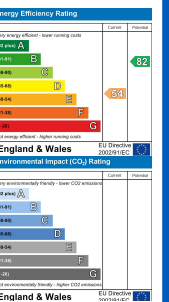


22 Dan Y Lan, Llanelli, SA14 8BW

- Detached, Well-presented Traditional Property
- Modern Kitchen & Bathroom
- Driveway Offering Off-road Parking & Integral Garage
- Short Drive To M4 Links & Llanelli Town & Amenities
- EPC RATING E. COUNCIL TAX BAND D
- Three Bedrooms
- Downstairs Cloakroom & Upstairs Bathroom
- Quiet Cul-de-sac Location In A Small Residential Estate
- Viewing A Must!

New Price £319,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655

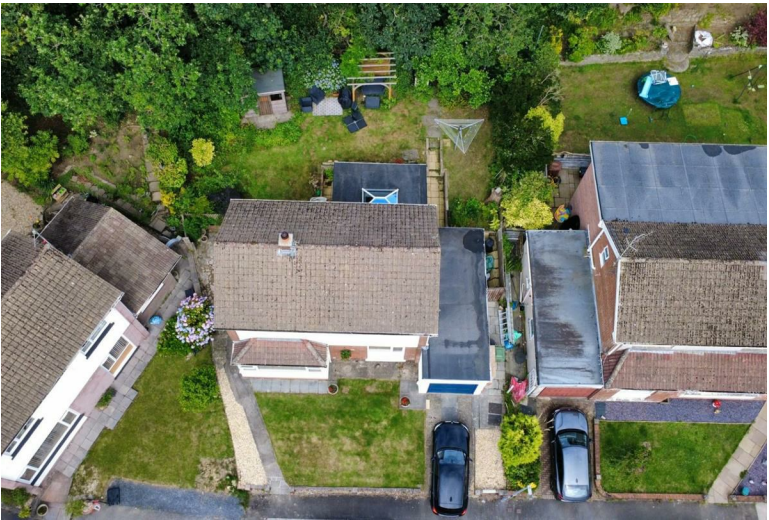


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The Agent that goes the Extra Mile





Sitting proud and graceful at the top of a quiet cul-de-sac in Swiss Valley we have for sale this well-presented, three bedroom, detached property ready to show off to all you lucky buyers. Viewing is a must to appreciate everything this property has to offer from the location to the presentation and the transformation the current vendors have done over the years! Sought after location for good M4 links as well as local amenities and peaceful surroundings. EPC RATING E. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, lounge with log-burner, through to dining area, through to modern fully-fitted kitchen/breakfast, rear hallway, cloakroom with utility, integral garage with up-and-over electric door, landing, airing/boiler cupboard, three bedrooms and modern bathroom. Externally the property sits on a well-proportioned plot with open-aspect frontage that is mainly laid to lawn and driveway that leads to the integral garage. Pedestrian access to the side and rear of the property. The rear garden is mainly laid to a gentle sloping lawn with mature shrub borders.

Llanelli is the largest town in the county of Carmarthenshire and home to the Scarlets, a famous rugby union club. Located on the Loughor estuary, some 10 miles (16 km) north-west of Swansea and 12 miles (19 km) south-east of the county town, Carmarthen, Llanelli is also well-know for the prime coastal location which attracts thousands of visitors each year. Accommodating an array of primary and secondary schools both in english and welsh medium, CCTA college, hospital and popular retail parks along with the local shops in the town center and Llanelli Beach where you can pick up the Millennium Coastal Path.



..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Freehold. Mains gas, water, electricity, and sewerage are connected. Council tax band D. Solid-fuel burner fitted 11'25 (certificates on file), Baxi Combi boiler fitted 9'20 (Building reg certificate on file). Single storey extension to the rear built in 2021, no planning permission was obtained and no building regulations have been obtained as the builder did not complete the work for sign-off- the vendor has informed us that she is in communication with Building Control. Flat roof over the extension, rear hallway, cloakroom/utility room and garage. The garage has an electric up-and-over door. For

this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability-Full mobile phone coverage for Three, variable phone coverage for EE, O2 and Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. WHAT3WORDS:///dared.basis.locked

HALLWAY

LOUNGE

DINING ROOM

KITCHEN/BREAKFAST

REAR HALLWAY

CLOAKROOM/UTILITY ROOM

INTEGRAL GARAGE

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.