



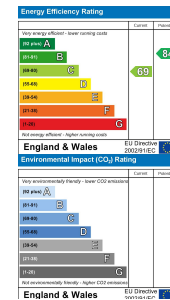
## 118 Pennant Road, Swiss Valley, Llanelli, Carmarthenshire, SA14 8HN

- Traditionally built, Detached Bungalow
- Spacious Lounge/Dining Room
- Spacious Corner Plot With Extensive Views!
- Prime Residential Hot-spot
- EPC RATING C. COUNCIL TAX BAND C.
- Three Bedrooms
- Bathroom and En-suite Wet-room
- Quiet Cul-de-sac Location
- One to View!

**£255,000**



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



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'C'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

TAKE ON JHL/SC/0225/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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*The Agent that goes the Extra Mile*







Appearances are deceiving when you first look at this detached bungalow, so we urge you to take a second look and see for yourselves. Once you step inside this traditionally built bungalow, you can see how much space is behind that front door. Offering extensive panoramic views of the open countryside and coast, a master bedroom with a dressing room area and wet room, and a very spacious garden. Viewing is highly recommended to appreciate the size, presentation, and location, so call us today on 01554 759655. EPC RATING C. COUNCIL TAX BAND C.

Accommodation comprises a hallway, kitchen/diner, lounge leading to the dining room, bathroom, and three bedrooms—the master with an en-suite wet room and dressing area. Externally, there is an open-aspect frontage with a driveway and garage. Secure access leads to a good-sized tiered rear garden with a mixture of lawn and decorative chippings, a greenhouse, and a patio area. There are views over the open countryside and mountains, along with a glimpse of the coastline.

Llanelli is the largest town in the county of Carmarthenshire and home to the Scarlets, a famous rugby union club. It is located on the Loughor estuary, some 10 miles (16 km) northwest of Swansea and 12 miles (19 km) southeast of the county town, Carmarthen. Llanelli is well-known for its prime coastal location, attracting thousands of visitors each year. Llanelli has an array of primary and secondary schools in English and Welsh medium, CCTA college, a hospital and popular retail parks, and the local shops in the town centre. At Llanelli Beach, you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.



## ..AGENTS VIEWING NOTES

\*\*\* KEY INFORMATION \*\*\* Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band C. The title has covenants and easements; we have a copy on file, and a copy is available. The property was extended in 2001 (Dining Room) and 2003 (Bedroom); the vendor has confirmed that planning permission and a completion certificate were obtained. For this location, according to Offcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability- Mobile phone coverage for O2, limited phone coverage for EE, Three and Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

## HALLWAY

## KITCHEN/DINER

## SIDE HALLWAY

## LOUNGE

## DINING ROOM

## BEDROOM 3

## BEDROOM 2

## BATHROOM

## DRESSING ROOM

## BEDROOM 1

## WET ROOM



## DIRECTIONS

Start out at our office and at the traffic lights turn right onto Station Road and follow the road keeping in the right-hand lane. At the traffic lights turn right and keep to the left-hand lane. At the traffic lights turn left onto "Thomas Street" and follow the road onto "Felinfoel Road" and into the village of "Felinfoel". Drive through the village of "Felinfoel" at the mini-roundabout take the second turning (going straight across) then take the second turning on your right signposted "Llethri Road". Follow this road along taking the fourth turning off on your left, signposted "Llethri Road". Follow this road taking the second turning on your left signposted "Pennant Road". Follow this road up and around two bends, taking the second turning on your right, the property is situated at the top-corner of the cul-de-sac, number 118.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.