



115 Hilltop, Llanelli, SA14 8DB

£315,000

 4  2  2  D

Davies
CRADDOCK

Davies Craddock are delighted to present for sale this truly unique opportunity to purchase this four bedroom detached property set in the sought after location of Hilltop, Swiss Valley, Llanelli.

The property boasts good road links to both Llanelli Town centre , Trostre & Pemberton Retail parks as well as junction 48 of the M4 motorway.

The property benefits from and indoor heated swimming pool incorporating lounge and dining area with sun terrace overlooking private gardens to side and rear.

The property would make an ideal family home having recently been refurbished and within the catchment area for well respected local schools.

ENTRANCE HALL

CLOAKROOM

LOUNGE

15'8" x 13'9" approx (4.8 x 4.2 approx)
Upvc bay window to front, tiled flooring throughout , radiator, doors into open plan kitchen and dining area.

KITCHEN

24'7" x 10'9" approx. (7.5 x 3.3 approx.)
Upvc window and door to rear (access to swimming pool) , a range of wall and base units with complementary work surfaces, stainless steel sink with mixer tap, space for washing machine and fridge freezer, integrated oven hob and hood, doors into





SWIMMING POOL & ATRIUM

21'11" x 35'9" approx (6.7 x 10.9 approx)
Two sets of UPvc doors to rear garden, UPvc windows to side, UPvc vaulted and constructed roof, radiator, utility area housing swimming pool pump.

FIRST FLOOR

LANDING

Via turned stairs, with doors to:

BATHROOM

7'2" x 7'10" approx. (2.2 x 2.4 approx.)
UPvc window to side, wc, pedestal sink, bath, shower cubicle with glass door.

BEDROOM ONE

15'1" x 10'9" approx (4.6 x 3.3 approx)
UPvc window to rear, radiator.

BEDROOM TWO

7'10" x 7'2" approx (2.4 x 2.2 approx)
UPvc window to front, radiator.

BEDROOM THREE

10'2" x 6'6" approx (3.1 x 2.0 approx)
UPvc window to front radiator.

BEDROOM FOUR

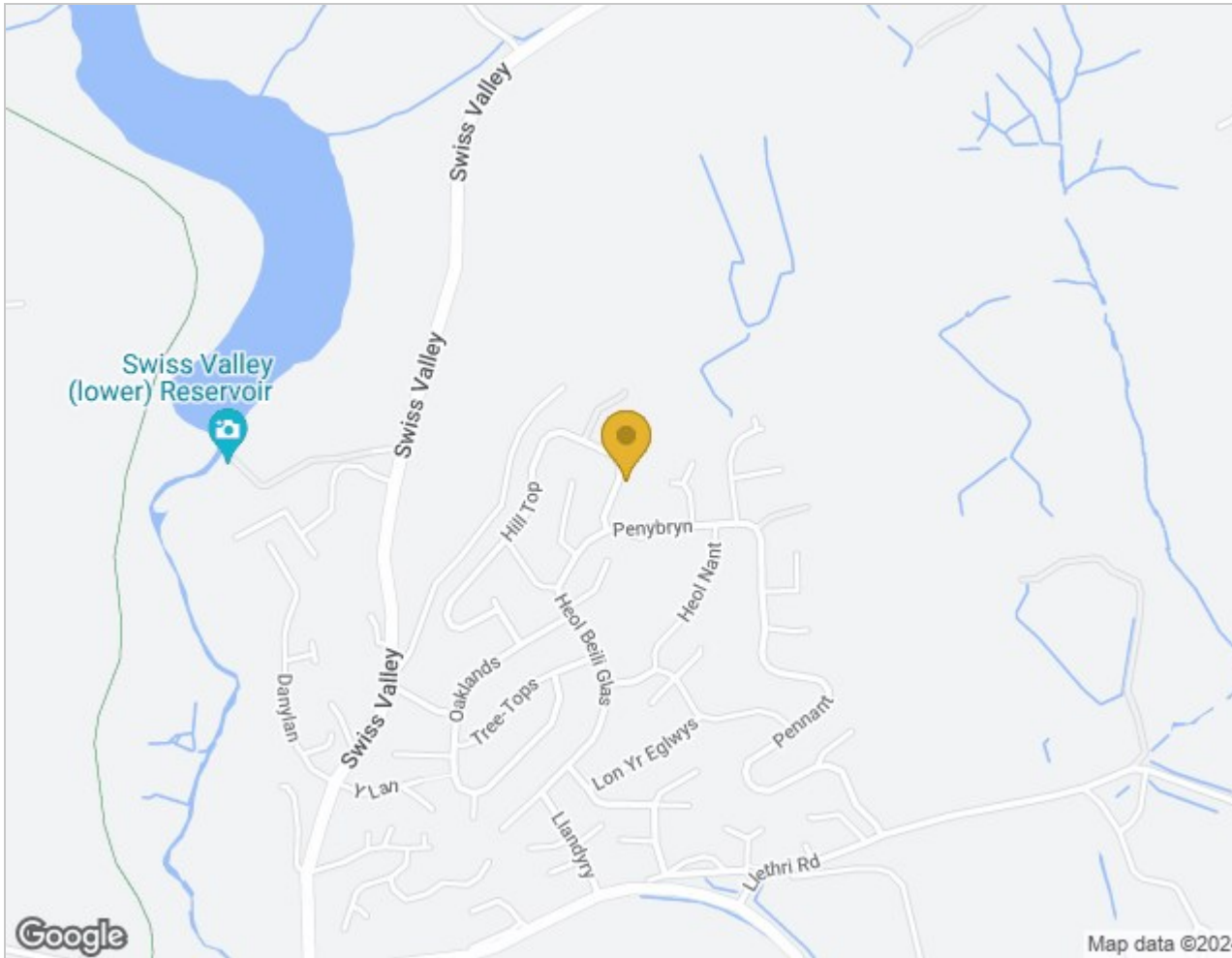
13'1" x 10'2" approx. (4.0 x 3.1 approx.)
UPvc window to rear, radiator.

EXTERNALLY


Fully enclosed secluded garden to rear with a range of mature plants and brick landscaped features, patio area with access to pool and property. Landscaped gardens to the front with off road parking in the front of a driveway with access to the garage (uninspected)



To arrange a viewing on this property or require further information please contact one of our team on 01554 779412



- Detached property
- Freehold
- Four bedrooms
- Indoor Swimming Pool
- Desirable Location
- Council Tax Band E
- No Chain
- Viewing Essential
- EPC - D
- Approx 92m2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.

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, 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. 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.