



5 Glyn Y Swisdir, Llanelli, SA14 8EE

£550,000

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Davies
CRADDOCK

Davies Craddock are pleased to offer for sale this well presented detached five bedroom home , set in the sought after location of Glyn Y Swisdir, Swis Valley,Llanelli.

The property features, Entrance hallway leading to a convenient cloakroom , spacious lounge with electric fire then onto an attractive open plan kitchen dining room with convenient utility room , leading onto a generous conservatory with French doors leading out to the garden. To the first floor there are five generous bedrooms with a master en suite and family bathroom. Externally the home has the benefit of an enclosed rear garden with patio and decked area, to the front of the property there is a driveway for off road parking and garage for convenience.

The property also features solar panels, offering an eco-friendly and cost-effective energy solution.

Viewing of the property is essential to appreciate all that it has to offer , comprising:

Entrance

Door into:

Hallway

Stairs to first floor, laminate flooring, two radiators, door into garage.

Cloakroom

Window to rear, laminate flooring, W/C, wall mounted wash hand basin, radiator.

Lounge

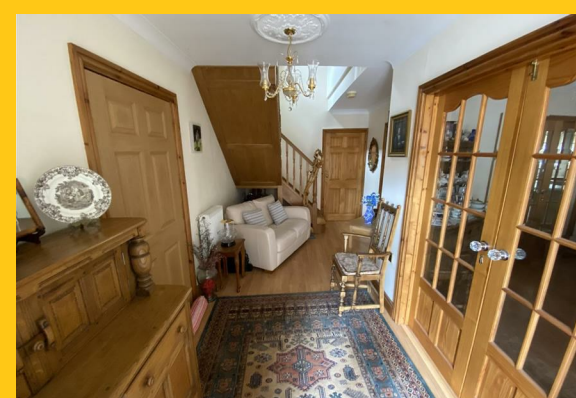
18'6" x 12'8" approx (5.64 x 3.87 approx)

Window to fore, laminate flooring, feature fireplace with electric fire, radiator.

Kitchen Diner

21'5" x 14'11" approx (6.55 x 4.56 approx)

Window to rear, tiled flooring, partly tiled walls, wall and base units with worktop over, gas hob with extractor fan over, double electric oven, integrated dishwasher, space for fridge freezer, sink and drainer with mixer tap, two radiators, opening to utility area.





Utility Area

11'3" x 6'1" approx (3.45 x 1.87 approx)

Window to fore, base and wall units with worktop over, sink and drainer with mixer tap, space for washing machine and tumble dryer, wall mounted boiler, door to side.

Conservatory

11'6" x 11'5" approx (3.53 x 3.50 approx)

French doors to side, laminate flooring, radiator.

First Floor Landibg

Window to side, storage cupboard, loft access.

Master Bedroom

13'8" x 12'7" approx (4.17 x 3.85 approx)

Window to fore, laminate flooring, door into walk in wardrobe, door into en-suite, radiator.

En-suite

6'10" x 6'8" approx (2.09 x 2.05 approx)

Window to fore, laminate flooring, W/C, pedestal wash hand basin, bidet, corner shower cubicle, radiator.

Bedroom Two

10'10" x 10'4" approx (3.32 x 3.17 approx)

Window to rear, laminate flooring, radiator.

Bedroom Three

10'4" x 8'3" approx (3.16 x 2.54 approx)

Window to rear, laminate flooring, radiator, door into bathroom.

Bedroom Four

10'9" x 7'0" approx (3.30 x 2.15 approx)

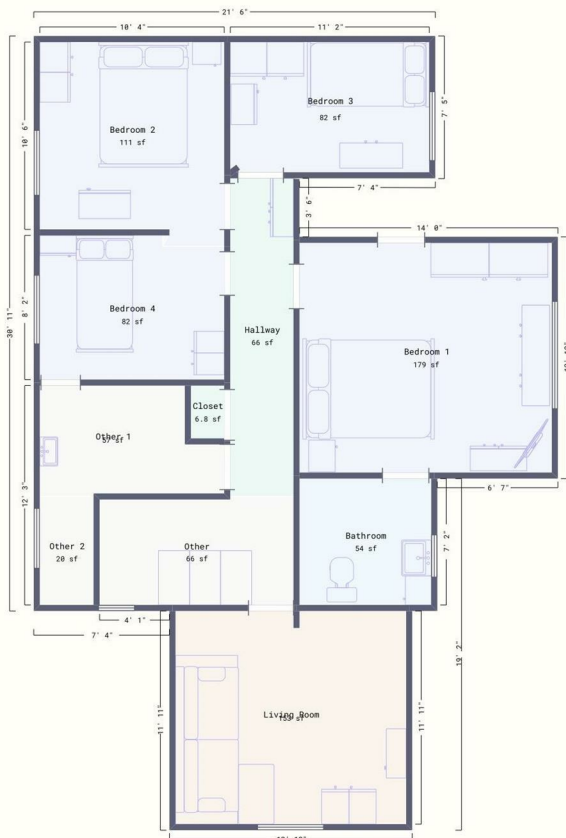
Window to fore, laminate flooring, radiator.



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

Room Plan

3 Glyn y Swisdir, Llanelli, Wales
Approximately 876 sf total




Room Plan

5 Glyn y Swisdir, Llanelli, Wales
Approximately 1184 sf total



- Detached Five Bedroom Residence
- Freehold
- Conservatory
- Sought After Location
- Open Plan Kitchen Dining Area
- Garage And Off Road parking
- Mains Gas, Electricity , Water & Drainage
- Approx 183 m2
- Council Tax-TBC
- EPC-B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(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 	

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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.