



9 Swiss Valley, Llanelli, SA14 8BS

£435,000

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Davies Craddock are delighted to present for sale this great opportunity to purchase this suburb detached home with generous grounds located in the sought after location of Swiss Valley, Llanelli.

Upon entry to the property you are greeted with a welcoming entrance porch into the main hallway with doors leading to and suitable study, generous lounge onto a dining room then conveniently into the kitchen with breakfast room and utility room. A spacious conservatory and workshop complete the ground floor living space. To the first floor there are three generous bedrooms and family bathroom. Externally you are welcomed to the property via a driveway with off road parking and mature planting. To the rear of the home you have a generous rear garden (approx 1/4 of an acre) mainly laid to lawn with further mature planting.

The property has potential to reimagine or extend (subject to correct planning permissions) while still keeping many original features and character, further enhancing its proportions as a family home for the last 40 years.

The property boasts a envious location secluded from the road with great access to junction 48 of the M4 motorway, Trostre & Pemberton Retail Parks, Llanelli Town Centre onto the Millenium Costal Path. The popular Swiss Valley Reservoir is located a short walk away with woodland walks and outdoor activities set in a tranquil environment.

The property comes with no onward chain and comprises:

#### Entrance Porch

Door into:

#### Hallway

Stairs to first floor, radiator.

#### Cloakroom

Window to side, tiled flooring, W/C, wash hand basin.

#### Study Room

**9'4" x 8'4" approx (2.85 x 2.56 approx)**

Window to fore and side, radiator.

#### Lounge

**17'8" x 13'1" approx (5.39 x 4.01 approx)**

Window and French doors to rear, window to side, feature fireplace, two radiators, sliding doors into;







#### Dining Room

11'8" x 11'5" approx (3.57 x 3.50 approx)

Window to rear and side, radiator.

#### Kitchen

12'4" x 9'9" approx (3.76 x 2.98 approx)

Window to fore, partly tiled walls, wall and base units with worktop over, gas hob with extractor hood over, space for oven, sink and drainer with mixer tap.

#### Breakfast Room

10'10" x 9'11" approx (3.32 x 3.03 approx)

Window to rear, tiled flooring, door into utility room, door into garage, radiator.

#### Utility Room

11'0" x 5'6" approx (3.37 x 1.70 approx)

Windows to fore, door to side, tiled flooring, partly tiled walls, wall and base units with worktop over, space for washing machine, tumble dryer and fridge freezer, sink and drainer with mixer tap.

#### Conservatory

26'10" x 9'5" approx (8.19 x 2.88 approx)

Windows and two doors to rear, tiled flooring, door into:

#### Workshop

16'0" x 5'9" approx (4.89 x 1.76 approx)

window and door to fore, tiled flooring, partly tiled walls, wall and base units with worktop over.

#### First Floor landing

Window to fore, storage cupboard housing boiler, two radiators.

#### Bedroom One

17'4" x 12'5" approx (5.29 x 3.79 approx)

Windows to rear and side, fitted and built in wardrobes, two radiators, door into;

#### Ensuite

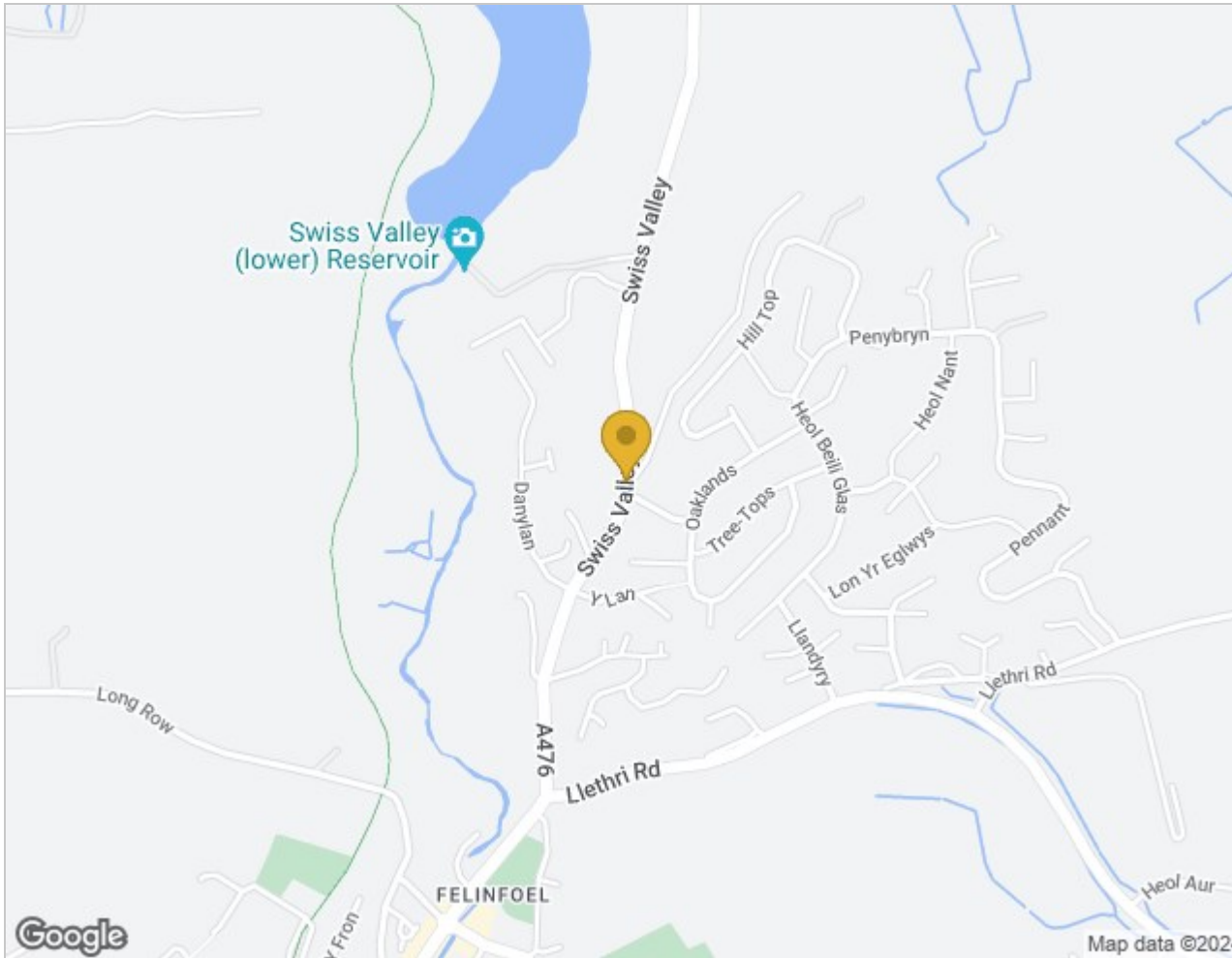
7'5" x 4'11" approx (2.27 x 1.50 approx)

Window to side, tiled flooring, fully tiled walls, W/C, wash hand basin, shower cubicle, radiator.





To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Three Bedroom Detached Home
- Freehold
- Four Reception Rooms And Conservatory
- Integral Garage
- Utility Room
- No Chain
- Approx 162 m2
- Mains Gas, Water , Electricity & Drainage
- EPC - D
- Council Tax Band - F ( May 2024 )

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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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.