



9 Heol Beili Glas, Llanelli, SA14 8DT
£225,000

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Davies Craddock Estates are delighted to present this desirable semi-detached property, set in an elevated position on Heol Beili Glas, Swiss Valley, Llanelli.

Boasting a spacious driveway leading to a detached garage, this home offers excellent off-road parking. Steps lead up to the property and into a welcoming spacious hallway, which provides access to two generous reception rooms before flowing into a kitchen diner. On the first floor, you will find three well-proportioned bedrooms, some of which boast some far-reaching views over the town and beyond.

While the property has been a well-loved family home for many years, a prospective buyer will have a fantastic opportunity to modernise and update the interior to their own style.

Situated within close proximity to Swiss Valley Community Centre and a highly regarded Primary School with convenient access to Llanelli town centre and the nearby retail parks (Parc Trostre), providing excellent shops and amenities. The location offers excellent road links, with easy access to the M4 motorway (Junction 48), making it a perfect spot for commuters travelling east or west.

With no onward chain, early viewing is essential to see what this property has to offer.



Entrance

Steps up to. Door into:

Hallway

Radiator, stairs to first floor.

Reception One

14'2" x 14'8" approx. (max) (4.32 x 4.49 approx. (max))

Bay window to front, electric fire and surround, double doors into;



Reception Two

8'9" x 19'9" approx. (2.68 x 6.02 approx.)

Window to rear, radiator.





Kitchen/Diner

8'5" x 19'9" approx. (2.57 x 6.02 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, double mid level oven, has hob with extractor hood over, integrated dishwasher and fridge. Understairs storage cupboard, tiled splash backs, tiled flooring, radiator, window to rearm, door to side.

Landing

Window to side, loft access, airing cupboard with radiator (housing boiler - BAXI)



Bedroom One

12'9" x 11'9" approx. (3.89 x 3.60 approx.)

Window to front, radiator, fitted wardrobes.

Bedroom Two

10'4" x 10'3" approx. (max) (3.16 x 3.14 approx. (max))

Window to rear, radiator, fitted wardrobes and storage.



Bedroom Three

6'6" x 10'0" approx. (max) (1.99 x 3.05 approx. (max))

Window to front, radiator, mid level storage cupboard.

Bathroom

5'6" x 6'6" approx. (1.70 x 1.99 approx.)

Fitted with W/C, hand wash basin, panelled bath with shower over, glass shower screen, heated towel rack, tiled walls, vinyl flooring, window to rear.



External

Front : Lawn garden with patio area, steps up to front entrance. Driveway leading to garage.
Rear : Enclosed tiered garden with patio and lawn area.
Side gated access.

Garage

7'5" x 17'2" approx. (2.28 x 5.24 approx.)

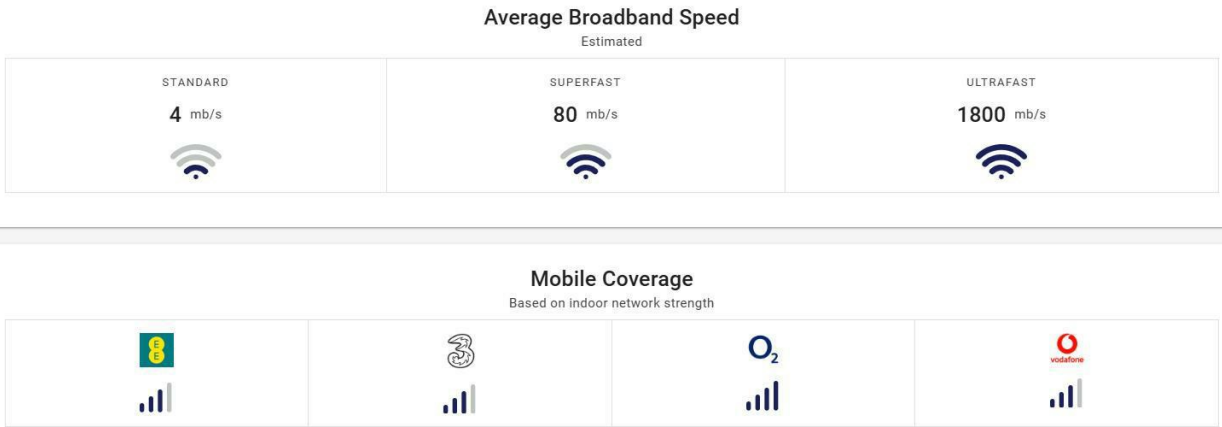
Up & over door, electrics, lighting, space and plumbing for washing machine.

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



- Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Driveway & Garage
- Enclosed Garden
- Council Tax - C (November 25)
- EPC - D
- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 with information supplied by the vendors in good faith, 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 along with any boundary plan, 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 in any instance.

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.

We'd love to hear what you think!

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A REVIEW



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