



82 Hilltop, Llanelli, SA14 8DB

£284,995

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Davies Craddock Estates is pleased to present for sale this detached property situated on Hilltop, Swiss Valley, Llanelli.

While the home requires a scheme of renovation, it offers immense potential for those looking to create a bespoke family residence. The ground floor features two reception rooms, a kitchen, and a convenient cloakroom. The first floor comprises four well-proportioned bedrooms and a family bathroom. Externally, the property boasts a driveway leading to a garage, with an enclosed courtyard garden and decked area to the rear.

Located in the highly sought-after Swiss Valley, the property is perfectly placed for families, falling within the catchment area for the local primary school. The area is renowned for its scenic reservoir walks and community amenities, all while offering excellent transport links to Llanelli Town Centre and the M4 motorway for easy commuting.

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

Entrance Hallway

Laminate flooring, radiator, window to side, stairs to first floor.

Cloakroom

Understairs, Fitted with W/C, hand wash basin, vinyl flooring, extractor fan.

Reception One

13'8" x 13'1" approx. (4.18 x 3.99 approx.)

) Bay window to front, electric fire and surround, radiator, brick feature wall, opening in to;

Reception Two

8'10" x 10'0" approx. (2.70 x 3.06 approx.)

) Window to rear, radiator, door to side into;





Kitchen

12'0" x 10'3" approx. (3.67 x 3.14 approx.)

Fitted with wall and base units with worktop over, sink and drainer, free standing cooker with extractor hood over, space for fridge, washing machine, vinyl flooring, window to rear, door to side, storage cupboard with radiator.

Landing

Window to side, loft access (with pull down ladder) Airing cupboard with radiator.

Bedroom One

13'7" x 11'0" approx. (4.16 x 3.36 approx.)

Window to front, radiator.

Bedroom Two

7'1" x 13'5" approx. (2.18 x 4.11 approx.)
Window to front and rear, radiator.

Bedroom Three

10'1" x 11'0" approx (3.08 x 3.36 approx)

Window to rear, radiator.

Bedroom Four

7'3" x 8'1" approx. (2.23 x 2.48 approx.)
Window to front, radiator.

Bathroom

8'1" x 5'9" approx. (2.48 x 1.77 approx.)
Fitted with W/C, hand wash basin, panelled bath with electric shower over, vinyl flooring, tiled walls, radiator, window to rear.

External

Enclosed courtyard garden with decked area.

Garage

9'3" x 17'4" approx. (2.83 x 5.29 approx.)
Up and over door to front. door to rear.
Electrics, housing boiler - BAXI

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



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

- Detached Property
- Four Bedrooms
- Driveway
- Garage
- EPC - C (approx 105m2/1130ft2)
- Council Tax - E (February 2026)
- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain
- Viewing Essential

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!

**LEAVE US
A REVIEW**



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