



10 Oaklands, Llanelli, SA14 8DD  
£229,995



Davies Craddock Estates are delighted to present for sale this charming and cosy three-bedroom detached bungalow, ideally situated in the sought-after residential area of Oaklands, Swiss Valley, Llanelli.

Perfectly suited for a downsizer or a young family, this property offers bright and spacious accommodation all on one level.

The property offers a generously sized room Living/Dining Room, practical Kitchen, Three well-proportioned Bedrooms and family Bathroom.

Externally, ample Off-Road Parking and versatile Outbuilding: A valuable external feature, perfect for storage, a workshop, or a potential hobby room. Enclosed, Low-Maintenance Garden: Laid with artificial grass for year-round use and minimal upkeep, complete with convenient gated access.

Swiss Valley is a highly regarded location in Llanelli, offering a peaceful residential setting with excellent local amenities, local schools and easy access to the main road networks. Enjoy the tranquillity and nearby woodland walks of the Swiss Valley Reservoir.

Early viewing is highly recommended.

### **Entrance Hallway**

Obscure glass windows to side, radiators, airing cupboard.





## Living/Dining

20'4" x 12'3" approx. (max) (6.22 x 3.75 approx. (max) )

Original wooden flooring, two radiators, electric fire and surround, window to front.

## Kitchen

10'8" x 11'10" approx. (max) (3.26 x 3.63 approx. (max) )

Fitted with wall and base units with worktop over, oven and hob with extractor hood over, sink and drainer with mixer tap, space for washing machine, storage cupboard (housing boiler - IDEAL) tiled walls and flooring, window and door to side.

## Bedroom One

10'5" x 12'0" approx. (3.18 x 3.68 approx. )

Window to rear, radiator.

## Bedroom Two

29'6"22'11" x 12'0" approx. (9'7 x 3.66m approx. )

Window to rear, radiator.

## Bedroom Three

11'10" x 6'11" approx. (3.63 x 2.12 approx. )

Window to side, radiator.

## Bathroom

5'6" x 5'10" approx. (1.69 x 1.79 approx. )

Fitted with W/C, hand wash basin, panelled bath with shower over, heated towel rack, respatex walls, tiled flooring, window to side.

## External

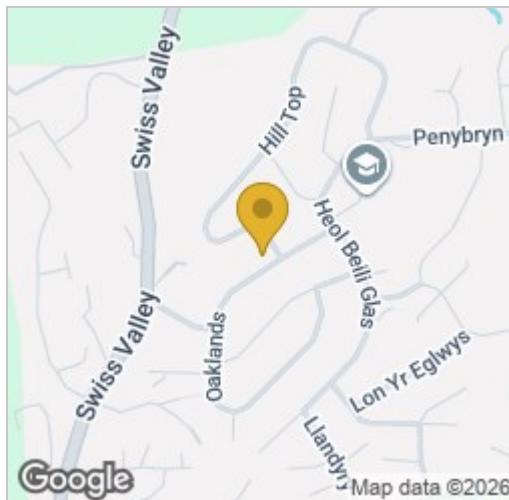
Front : Driveway leading to outbuilding.

Rear : Enclosed garden laid with artificial grass with side gated access.

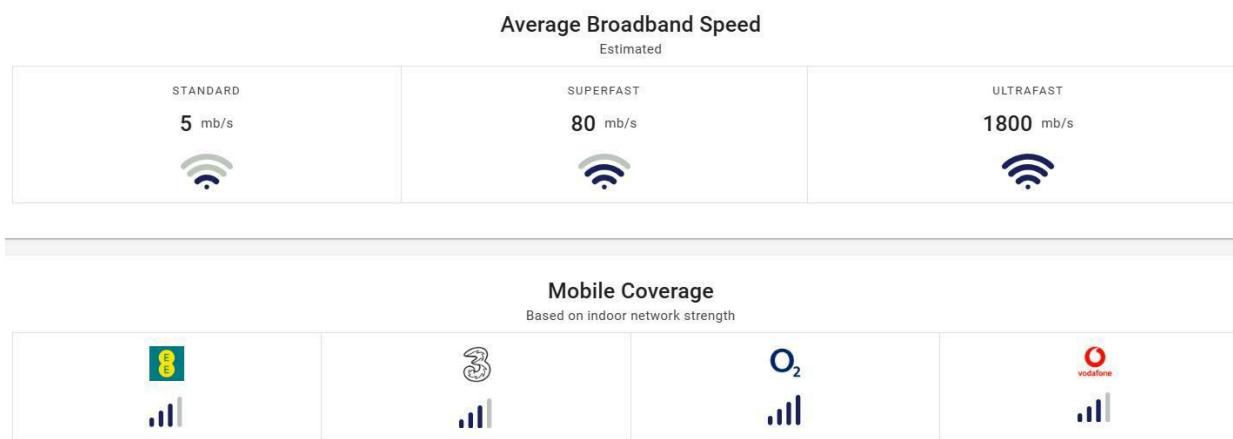
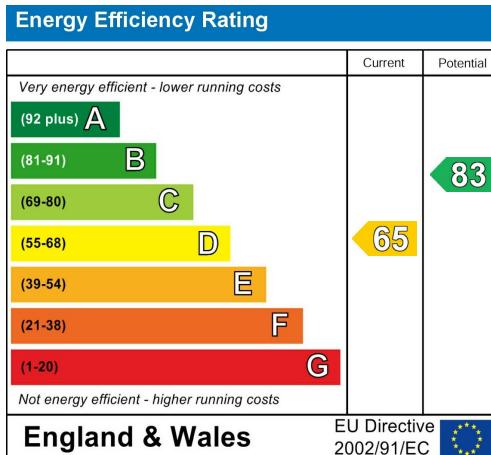
## Outbuilding

18'5" x 9'0" approx. (5.63 x 2.76 approx. )

Full electrics, lighting, door to front, window to side.



- Detached Bungalow
- Three Bedrooms
- Driveway
- Outbuilding
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - C (November 25)
- Freehold
- Viewing Essential
- Sought-After-Location



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 firms 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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