



Keepers Cottage Llanelli, SA14 8EX £485,000

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# KEEPERS COTTAGE

Davies Craddock Estates are pleased to present for sale Keepers Cottage, a truly unique and beautifully finished four-bedroom residence nestled within the serene grounds of the Swiss Valley Reservoir, Llanelli.

This exceptional home offers an unrivalled lifestyle, harmonizing modern luxury with a peaceful woodland setting.

The ground floor serves as the heart of the property, featuring an open-plan kitchen, living, and dining area. Designed for contemporary living, the layout also includes a characterful snug, centered around a cozy log burner with a bespoke, handmade oak surround, a dedicated office for those working from home, and a convenient cloakroom. A theme of craftsmanship defines the entire home, with solid oak flooring and matching oak doors running throughout the property on both levels. On the first floor, the property comprises four well-proportioned bedrooms and a stylish family bathroom. All tastefully presented to a high standard, offering a seamless blend of warmth and modern elegance.

Set within its own generous, private plot, the exterior is as impressive as the interior. The property benefits from a detached garage and ample parking spaces, while the fully enclosed gardens provide a secure haven of tranquillity. With patio areas and a spacious lawn, the outdoor space is entirely surrounded by the natural charm and restorative sounds of the woodlands and the reservoir.

Keepers Cottage provides a private escape with miles of scenic trails right on its doorstep, while remaining within easy reach of local amenities.

Early viewing is essential to see what this property has to offer.



#### ENTRANCE HALLWAY

Oak wood flooring, storage cupboard, window to front.

#### CLOAKROOM

6'5" x 3'8" approx. (max)

Fitted with W/C, hand wash basin vanity, part tiled walls, tiled flooring.

#### SNUG

12'2" x 13'8" approx.

Log burner with oak surround, stairs to first floor, oak wood flooring, radiator, window to side and front, door into;

#### OFFICE

13'8" x 8'6" approx.

Oak wood flooring, radiator, window to side and rear.

#### LIVING / DINING / KITCHEN

21'2" x 21'5" approx. (max)

Kitchen fitted with wall and base units with worktop over, sink and drainer with mixer tap, double oven, space for washing machine, integrated fridge/freezer, tiled splash backs, tiled flooring, window to front and side.

Living/Dining, oak wood flooring, radiator, two windows to rear, double doors to side.





**LANDING AREA**

Radiator, window to front.

**BEDROOM**

15'0" x 12'1" approx. (max)

Window to front and side, radiator, Velux window, fitted wardrobes.

**BATHROOM**

11'4" x 5'10" approx.

Fitted with W/C, hand wash basin vanity, roll top bath, shower cubicle, tiled walls and flooring, radiator, window to rear, Velux window.

**BEDROOM**

11'9" x 9'9" approx.

Window to side, and rear, radiator, two storage cupboards, loft access.

**BEDROOM**

8'7" x 13'8" approx.

Window to side and front, radiator.

**BEDROOM**

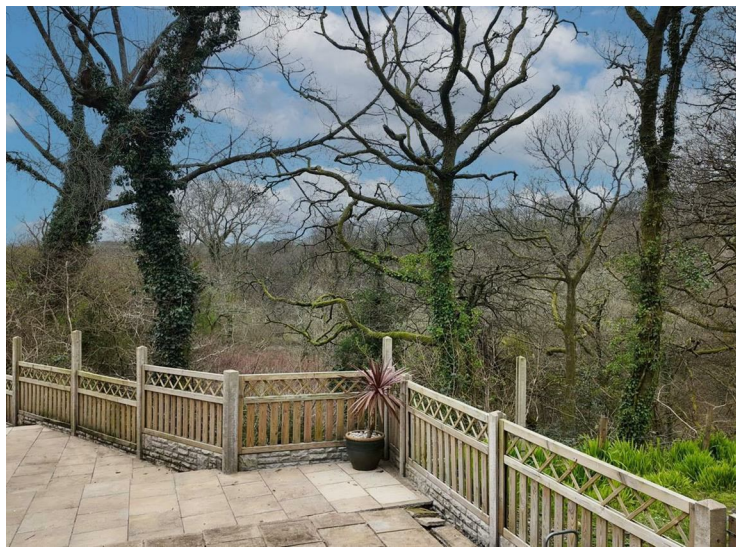
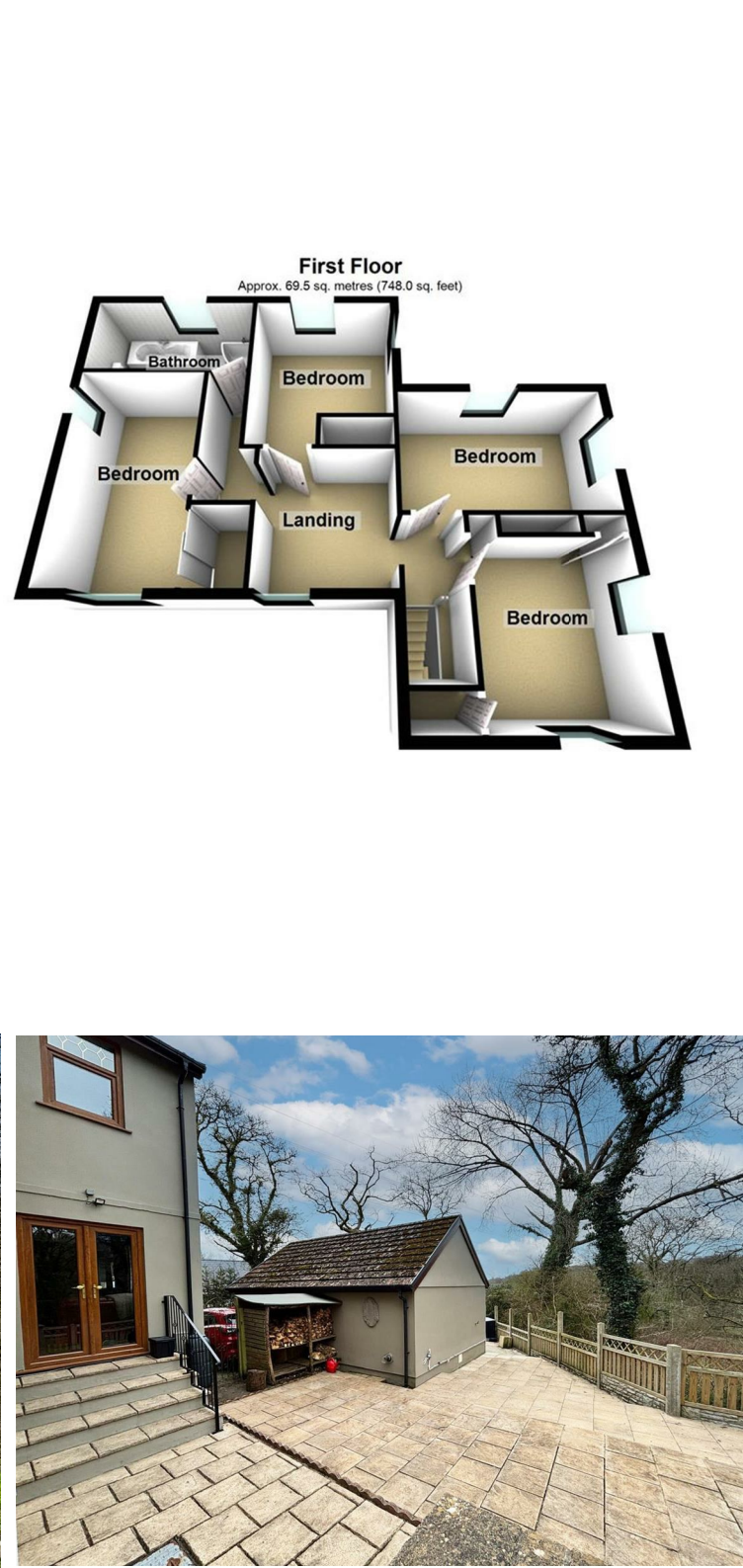
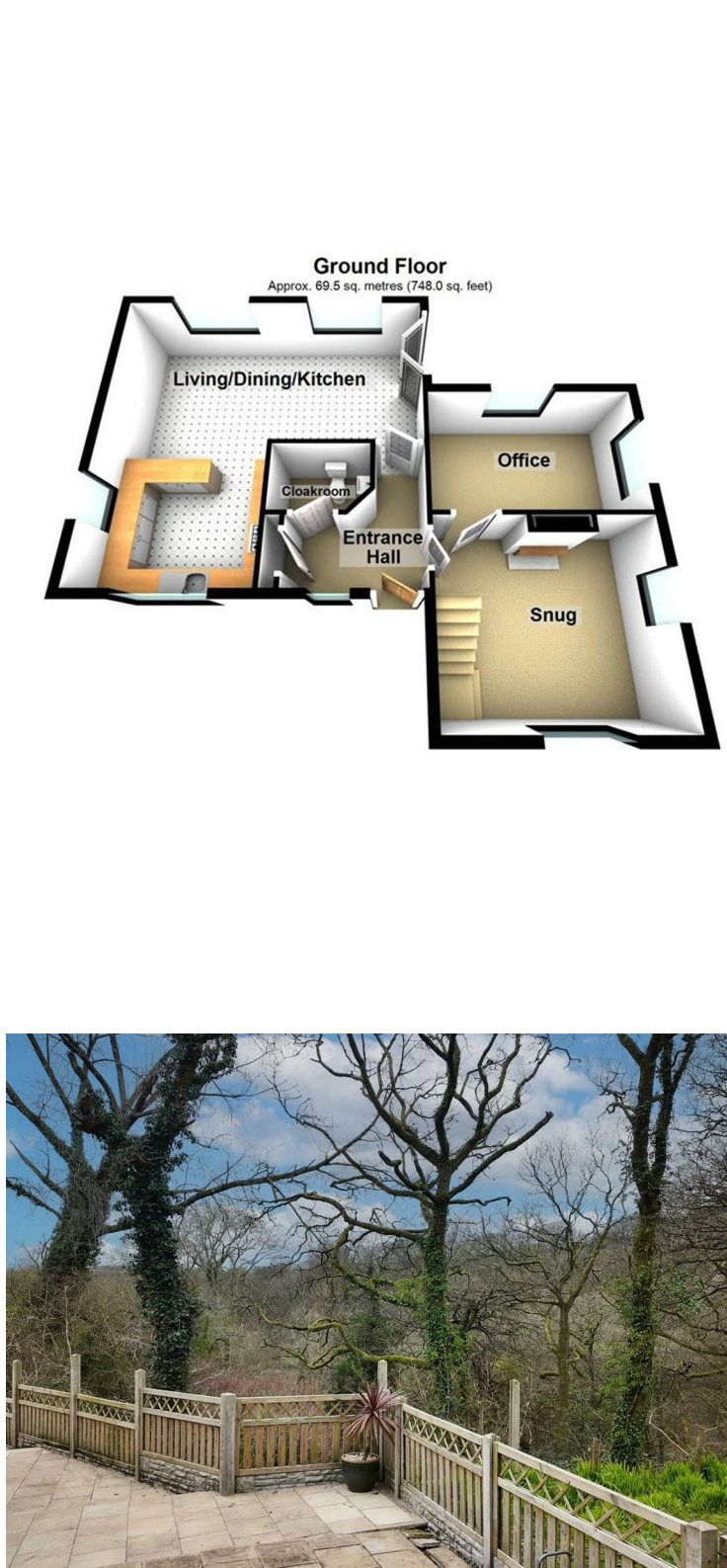
12'1" x 9'7" approx.

Window to rear and side, radiator.

**EXTERNAL**

Gated entrance. Detached garage. Enclosed garden with patio area and generous lawn, surrounded by woodlands.







# Davies Craddock Estates

18 Murray Street, Llanelli, SA15 1DZ

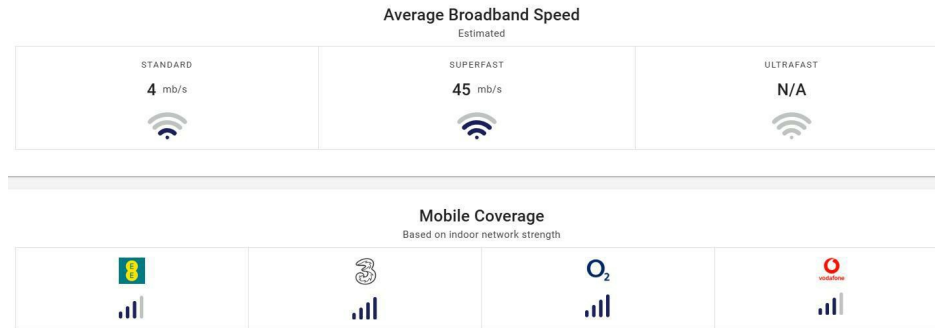
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www.daviescraddock.co.uk



- Detached Property
- Four Bedrooms
- Three Reception Rooms
- Detached Garage
- Mains Electric & Water
- Septic Tank
- Oil Fuelled Heating
- EPC - D ( Arrox 141 m2 )
- Council Tax - D (March 2026)
- Scenic Retreat

| 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>                            | <b>75</b> |
| (39-54) <b>E</b>                            | <b>60</b> |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |



These particulars, whilst believed to be accurate 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, 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.

We'd love to hear what you think!

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A REVIEW**



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