



20 Heol Y Nant, Llannon, SA14 6AE
£335,000

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Davies Craddock Estates are delighted to present for sale this impressive detached home situated in the sought-after location of Heol Y Nant, Llanon.

Set back from the road, the property impresses with a spacious front driveway providing ample off-road parking. Upon entering, you are greeted by a welcoming hallway featuring a convenient cloakroom. The ground floor offers a versatile and flowing layout, including a generous living room that opens seamlessly into a dedicated dining area. The cozy, well-appointed kitchen, complemented by two further reception rooms and a practical utility room completes the ground floor.

Upstairs, the property currently offers three bedrooms and a well-proportioned family bathroom. Of particular interest to growing families is the submitted planning permission for an additional bedroom and ensuite (previously granted), offering exciting potential to add significant value.

Externally, the rear boasts an enclosed garden featuring a raised decking area, with steps leading down to a low-maintenance gravel and lawn area.

This home is ideally situated in the charming village of Llanon, offering a peaceful semi-rural lifestyle with excellent connectivity. The highly regarded Ysgol Gynradd Llanon is just a short walk away, while a wide range of amenities can be found in nearby Tumble and the thriving retail parks of Cross Hands. With easy access to the M4 (J48/J49), the property is perfectly positioned for those commuting to Llanelli, Carmarthen, or Swansea.

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

Entrance Hallway

Window to front, tiled flooring, radiator, stairs to first floor, under stairs storage.

Cloakroom

Fitted with W/C, hand wash basin, radiator, tiled flooring, part tiled walls, window to front.

Living Room

14'9" x 17'8" approx. (4.51 x 5.41 approx.)
Bay window to front, radiator, engineered flooring, opening into;

Dining Area

10'9" x 13'4" approx. (3.28 x 4.08 approx.)
Double doors to rear, radiator, laminate flooring.





Front Reception

8'4" x 11'1" approx. (2.54m x 3.38m approx.)

Window to front, radiator, laminate flooring.



Kitchen

10'9" x 11'3" apporx. (3.28 x 3.44 apporx.)

Fitted with wall and base units with worktop over, Belfast sink with mixer tap, double oven cooker, integrated dish washer and fridge; tiled flooring, tiled splash backs, window to rear, door into;



Rear Reception Room

8'4" x 15'2" approx. (2.56 x 4.64 approx.)

Window and door to rear, laminate flooring, door into:

Utility

8'4" x 6'5" approx. (2.56 x 1.96 approx.)

Fitted with base units with worktop over, sink and drainer with mixer tap, space for washing machine, tiled flooring, window to side.

Landing

Window to side, loft access, airing cupboard.



Bedroom One

13'5" x 15'3" approx. (4.09 x 4.67 approx.)

Two windows to front, radiator, laminate flooring.

Bedroom Two

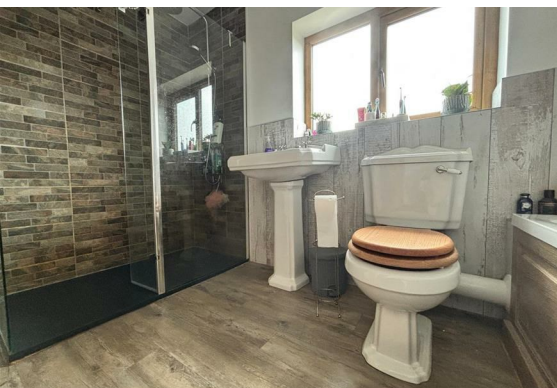
13'4" x 11'5" approx. (4.08 x 3.48 approx.)

Two windows to rear, radiator, laminate flooring.

Bedroom Three

8'10" x 9'4" approx. (2.70 x 2.86 approx.)

Window to front, radiator, laminate flooring.



Bathroom

11'3" x 6'3" approx. (3.44 x 1.92 approx.)

Fitted with W/C, hand wash basin, walk in shower, panelled bath, radiator, kamdean flooring, part tiled walls, window to rear.

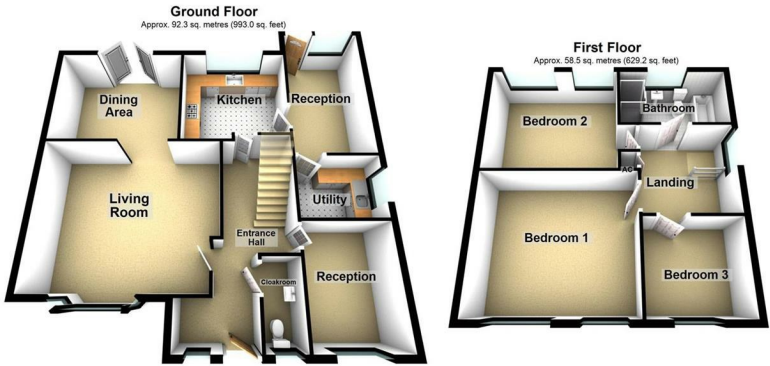
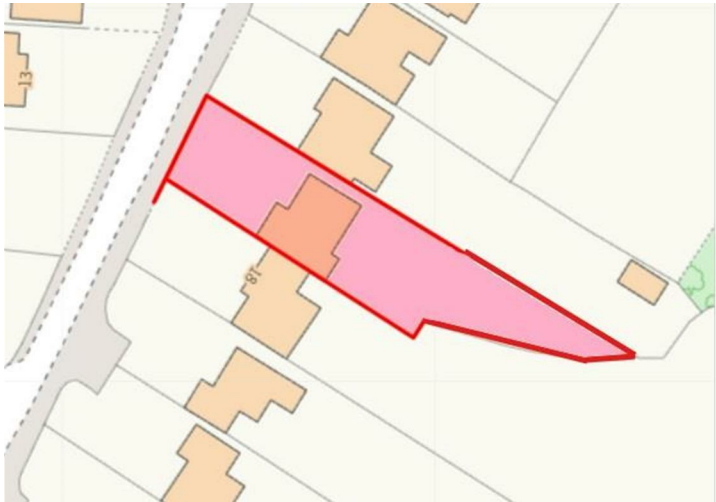
External

Front : Driveway for multiple vehicles.

Rear : Enclosed garden with raised decking with storage under, steps down to gravel and lawn area.

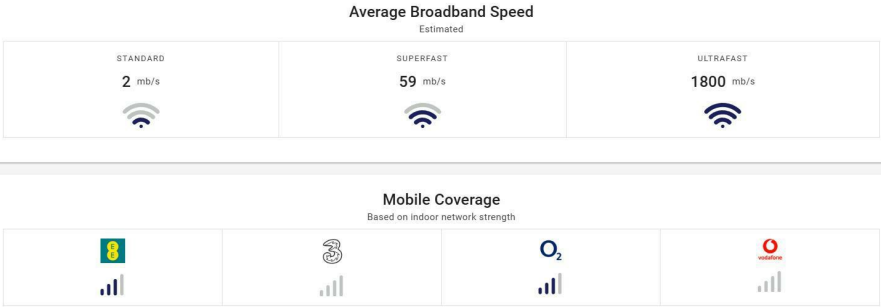


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



Total area: approx. 150.7 sq. metres (1622.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



- Detached Property
- Three Bedrooms
- Four Reception Rooms
- Driveway
- Mains, Gas, Electric, Water & Drainage
- Council Tax - E (Provided by local authority, subject to change)
- EPC - D (approx 136m2/1463ft2)
- Planning Application Submitted *
- Freehold
- 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!

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A REVIEW



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