



63 Oaklands, Llanelli, SA14 8DH

£254,999

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Davies Craddock Estates are delighted to present for sale this spacious, detached property, located in the sought-after Oaklands area of elevated Swiss Valley.

While the property is currently dated and requires modernisation, it offers a vast amount of potential for any family looking to create their perfect new home. The elevated position offers stunning, far-reaching views over Llanelli town and The Gower Peninsula in the distance.

Extended from its original footprint, the accommodation now provides ample space with three versatile reception rooms, a kitchen, and a utility room on the ground floor. The first floor features four bedrooms - three doubles and one smaller room, bathroom and a shower room, along with ample attic space offering exciting potential for further conversion (subject to necessary planning).

Externally, the property is set on a generous plot, featuring a lawn and spacious patio to the front, a side driveway for off-road parking, and a private enclosed rear garden with a raised lawn surrounded by mature trees and shrubs leading to a side patio area with storage sheds.

The desirable Swiss Valley location provides excellent access to local amenities including the Community Centre, Swiss Valley Primary School, and the beautiful Swiss Valley Reservoir, offering popular walking and cycling routes. Also benefits from being ideally positioned for commuters, with easy access to the M4 motorway.

This is an ideal opportunity for those seeking a home they can truly make their own.

With no onward chain, early viewing is essential.

Entrance

Door into:

Reception Room

17'3" x 13'1" approx (5.28 x 4.00 approx)

French doors to fore, laminate flooring, radiator.

Inner Hallway

Window to side, stairs to first floor, wooden flooring, under stairs storage cupboard, radiator.

Reception Room

15'4" x 12'0" approx (4.69 x 3.67 approx)

Window to fore, wooden flooring, gas fire, radiator.

Reception Room

10'2" x 9'2" approx (3.12 x 2.81 approx)

Window to rear, wooden flooring, radiator.





Kitchen

10'11" x 9'6" approx (3.35 x 2.91 approx)

Fitted with wall and base units with worktop over, space for cooker, fridge freezer and dishwasher, sink and drainer with mixer tap, tiled walls, window to rear, laminate flooring.

Utility Room

9'1" x 4'5" approx (2.79 x 1.36 approx)

Fitted with wall and base unit with worktop over, space for washing machine, window and door to rear, tiled flooring.

Cloakroom

Fitted with W/C, wash hand basin, window to rear, tiled flooring.



First Floor Landing

Laminate flooring, Loft access to left. Loft access to right (boarded with pull down ladder, lighting and electrics, velux window to front)

Bedroom One

13'0" x 11'8" approx (3.97 x 3.57 approx)

Windows to fore and side, radiator.

Bedroom Two

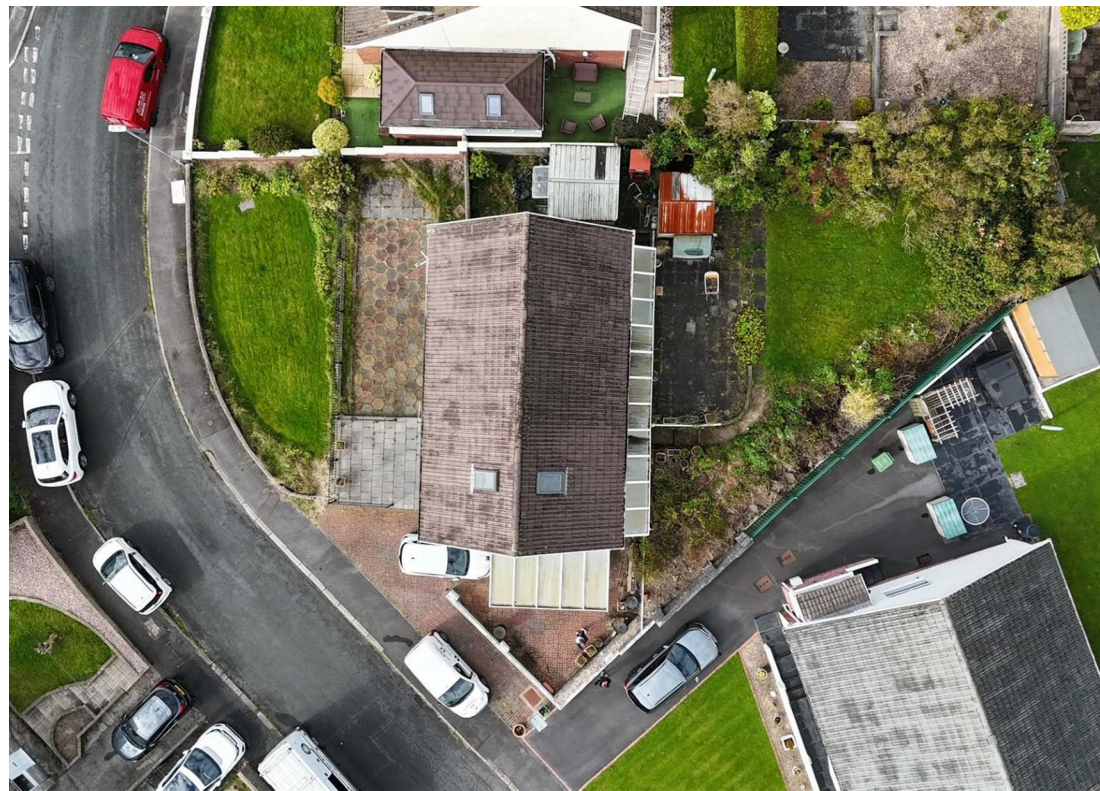
15'6" x 7'5" approx (4.74 x 2.28 approx)

Window to rear, laminate flooring, built in wardrobes, radiator, door into

Shower Room

6'6" x 6'1" approx (1.99 x 1.87 approx)

Window to rear, laminate flooring, shower cubicle, pedestal wash hand basin, radiator.



Bedroom Three

12'5" x 11'5" approx (3.79 x 3.49 approx)

Window to fore, laminate flooring, radiator.

Bedroom Four

8'6" x 8'1" approx (2.61 x 2.47 approx)

Window to fore, storage cupboard, radiator.

Bathroom

9'4" x 8'1" approx (2.85 x 2.48 approx)

Fitted with jacuzzi style bath, pedestal wash hand basin, shower enclosure, window to rear, fully tiled walls, radiator.

Separate W/C

Fitted with W/C, window to rear, laminate flooring, radiator.

Externally

Front : Parking to side for 2/3 vehicles. Lawn area with generous patio, Rear : Raised lawn area with patio areas to side with storage sheds.



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

Average Broadband Speed
Estimated

STANDARD	SUPERFAST	ULTRAFAST
4 mb/s	80 mb/s	1800 mb/s
		

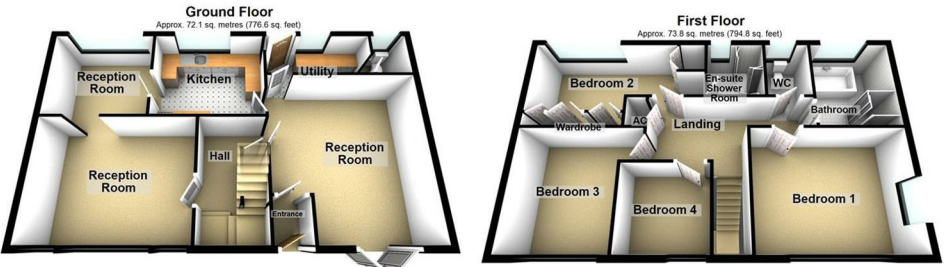
Mobile Coverage
Based on indoor network strength

 	 	 	 
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	59	
England & Wales	EU Directive 2002/91/EC	

- Detached House
- Four Bedrooms
- Three Reception Rooms
- Driveway
- Council Tax - F (Oct 25)
- EPC-D Approx 138m2
- Mains Gas, Water, Electricity & Drainage
- Larger Than Average Plot On The Site
- No Chain
- Freehold



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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Reviews ★★★★★