

82 Hilltop, Llanelli, SA14 8DB

Auction Guide £210,000

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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.

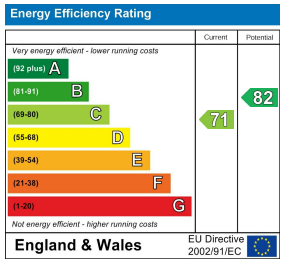
Bedroom Three
10'1" x 11'0" approx (3.08 x 3.36 approx)
Window to rear, radiator.

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



These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

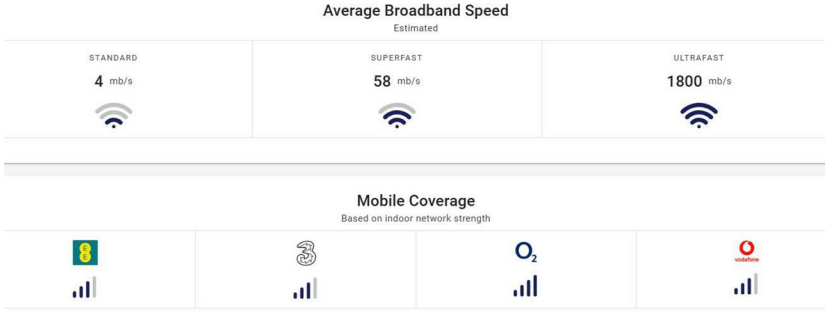
We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

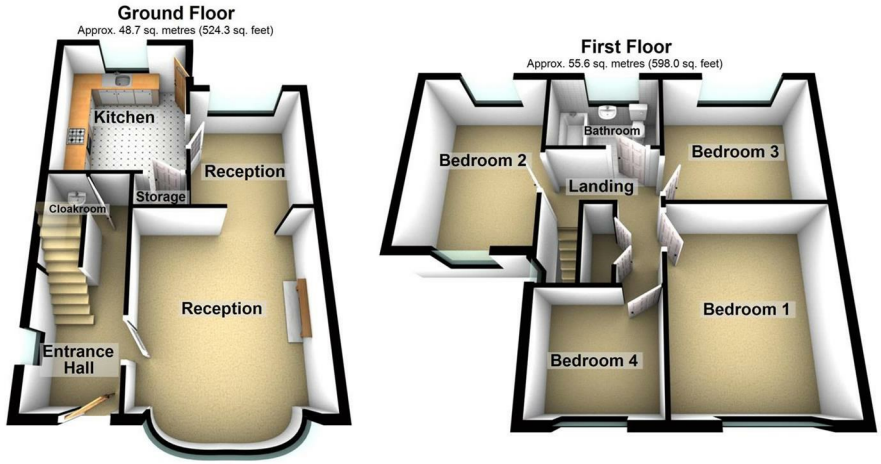
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- Detached Property
- Four Bedrooms
- Driveway
- Garage
- EPC - C (Approx 105m2/1130sqft)

- Council Tax - E (Provided by local authority, subject to change)
- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain
- Viewing Essential



Total area: approx. 104.3 sq. metres (1122.3 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

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