



164 Pennant Road, Llanelli, SA14 8HN

£235,000

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Davies Craddock Estates are pleased to present this charming detached bungalow, perfectly situated in a quiet cul-de-sac within the sought-after Pennant, Swiss Valley.

Upon entry, you are welcomed by a functional kitchen/diner that leads through to a comfortable living room. The bungalow features three well-proportioned bedrooms and a shower room. For added flexibility, one of the bedrooms is currently utilised as a formal dining room, demonstrating the versatile layout of the home.

Externally, the property features a sloped driveway leading to a spacious garage, which includes a highly convenient separate storage room. The rear garden is designed for ease of use, offering a low-maintenance, tiered paved space perfect for outdoor seating.

The property is well-positioned in Swiss Valley, offering a balance of local convenience and outdoor access. It is located near the Swiss Valley Reservoir, providing easy access to local walking and cycling routes. For families, the home is within the catchment area for Swiss Valley Primary School and is within reach of local secondary schools. Daily essentials are catered for by nearby local shops and a post office, while the more extensive facilities of Llanelli Town Centre and Parc Trostre Retail Park are just a short drive away. Additionally, the A4138 provides a direct link to the M4 (J48).

Entrance Hallway

Radiator, storage cupboard (housing boiler - VAILLIANT), airing cupboard.

Kitchen/Diner

9'11" x 11'6" approx. (3.03 x 3.52 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, mid level double oven, ceramic hob with extractor hood over, integrated fridge/freezer, space for washing machine, tiled splash backs, window to front, door to side, into garage.





Living Room

14'1" x 14'0" approx. (4.31 x 4.27 approx.)

Radiator, electric fire and surround, sliding doors to rear.

Bedroom One

12'9" x 9'1" approx. (3.89 x 2.78 approx.)

Window to rear, radiator.

Bedroom Two

7'1" x 11'4" approx. (2.18 x 3.46 approx.)

Window to front, radiator.

Bedroom Three

10'4" x 6'5" approx. (3.16 x 1.97 approx.)

Window to rear, radiator.

Shower Room

4'11" x 8'4" approx. (1.50 x 2.55 approx.)

Fitted with W/C, hand wash basin, shower cubicle, heated towel rail, vinyl flooring, respatex walls, window to front.

External

Front : Driveway and garage. Sloped front.
Rear, Tiered courtyard garden with side access.

Garage

28'4" x 8'4" approx. (8.66 x 2.56 approx.)

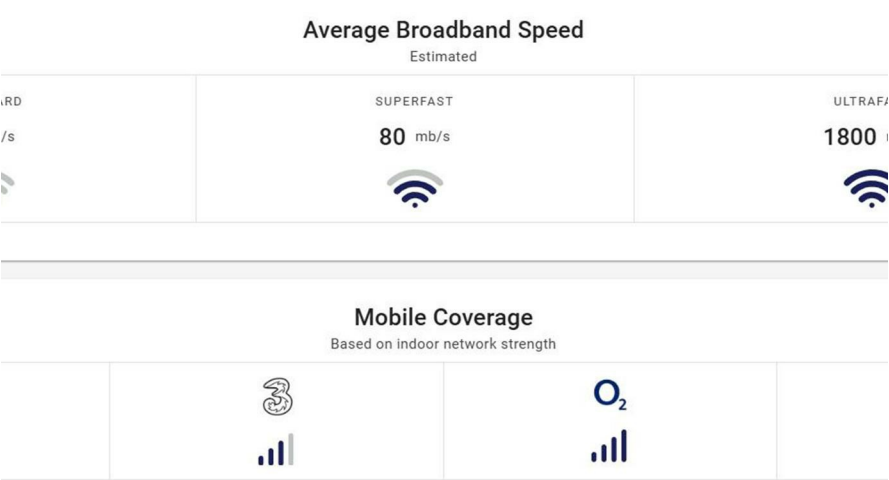
Up and over door to front, electrics, lighting, door into;

Store Room

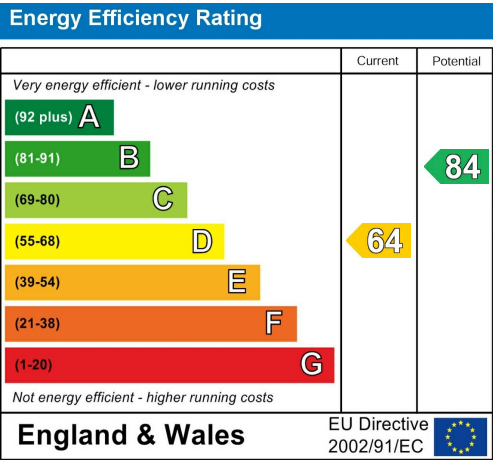
9'5" x 8'4" approx. (2.88 x 2.56 approx.)
Window to rear, door to side.



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



- Detached Bungalow
- Three Bedrooms
- Courtyard Garden
- Driveway
- Garage & Store Room
- Mains Gas, Electric, Water & Drainage
- EPC - D (Approx 66m2/710ft2)
- Council Tax C (Provided by local authority, subject to change)
- Freehold
- No Chain



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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