



## 8 Nantfach

, Llanelli, SA14 8HF

Offers In The Region Of £149,995



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**DAWSONS**  
ALL THINGS PROPERTY

## GENERAL INFORMATION

\*\* Viewing Highly Recommended\*\*

Dawsons have great pleasure to offer for sale this Well Presented Three Bedroom Detached Property which can be found in a quiet cul de sac location in the popular and sought after area of Swiss Valley offering excellent access to local schools and amenities with excellent links to the M4 and Trostre Retail park. The accommodation briefly comprises: Entrance Porch, Hallway, Lounge/Diner, Kitchen. First floor: Three bedrooms and Bathroom. Externally: Well maintained garden to front, side and rear with lawned and patio areas.

EPC rating: D



## FULL DESCRIPTION

### ENTRANCE

Concrete steps down to front of property, tiered low maintenance garden to front laid to gravel. Pedestrian access path to uPVC door opening to:-

### PORCH

Upvc glazed porch having door opening into:

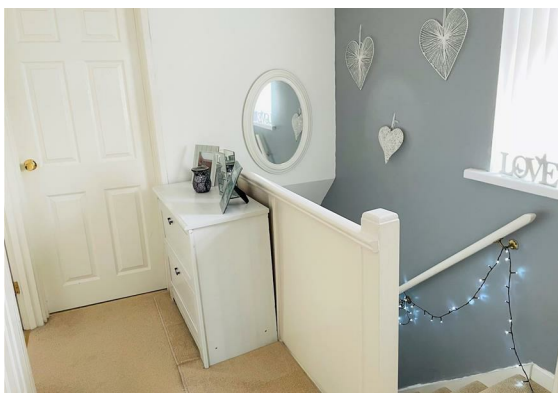
### HALL

Stairs to first floor, radiator with cover, wall mounted 'Worcester' gas fired combi boiler.

### LOUNGE

15'2" x 14'4" (4.63 x 4.38)

Double glazed window overlooking rear garden, wood surround housing gas fire, coving to ceiling, radiator, arch to:





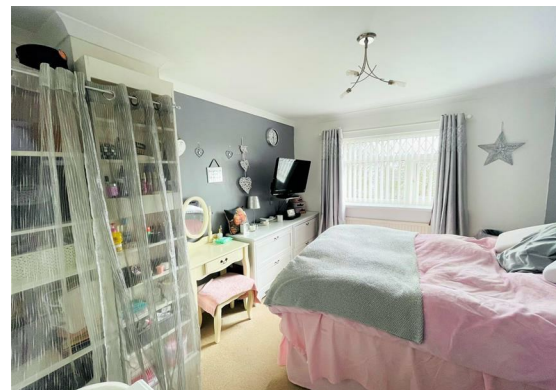
### **DINING ROOM**

8'7" x 8'1" (2.63 x 2.48)

Double glazed window to front aspect, radiator, coving, sliding door into:

### **KITCHEN**

Fitted with a range of wall and base units having worktop over, inset electric oven and hob with extractor hood. Integrated washing machine, fridge freezer, single srainer sink unit wit double glazed window over looking front, storage cupboard, tiled splashback ,ceramic tiled flooring, radiator. Upvc door to side aspect.



### **LANDING**

Attic access, airing cupboard, radiator.

### **BATHROOM**

6'0" x 7'0" (1.83 x 2.15)

Three piece suite comprising :- Panelled bath with shower over, W.C, pedestal wash hand basin. Double glazed frosted window to front aspect, radiator, coving, tile effect laminate wood flooring.



### **BEDROOM ONE**

10'4" x 12'7" (3.15 x 3.85)

Double glazed window overlooking rear garden, radiator, coving, fitted shelf/hanging unit.

### **BEDROOM TWO**

11'4" x 10'4" (3.47 x 3.15)

Found at the front of the property having double glazed window to same aspect, radiator under, coving to ceiling .

### **BEDROOM THREE**

7'1" x 8'5" max (2.17 x 2.57 max)

Over stairs storage cupboard, double glazed window to rear aspect, radiator, coving to ceiling.



### **GARDEN**

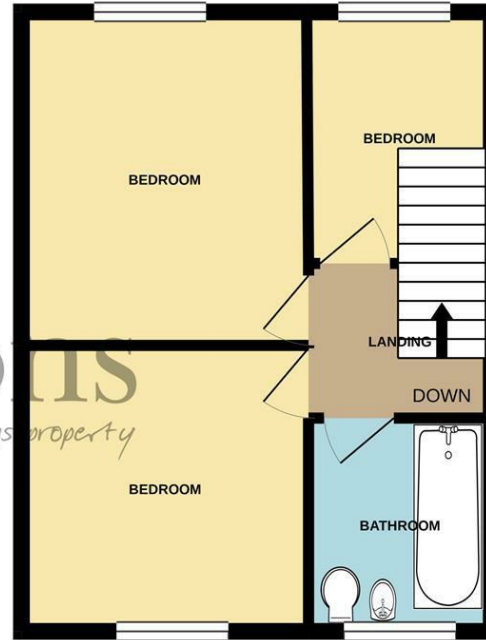
Enclosed side and rear garden with paved patio area and steps to lower garden with raised borders and paved pathways.

# FLOOR PLAN

GROUND FLOOR



1ST FLOOR

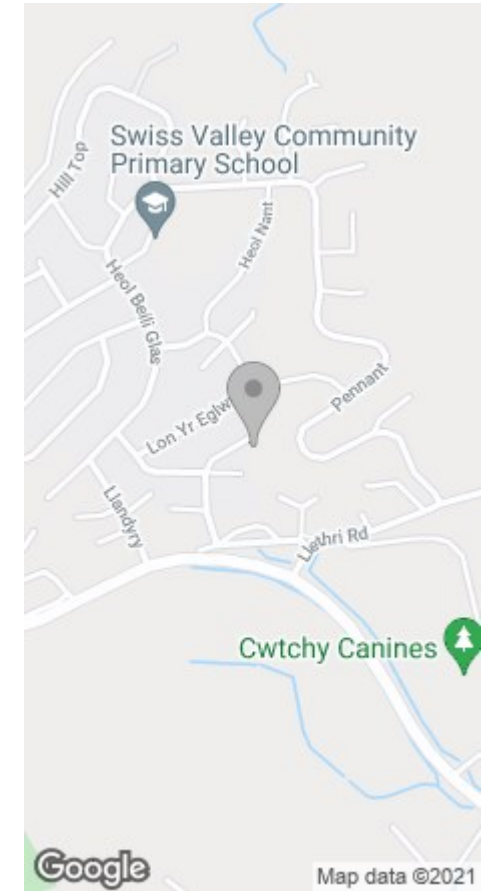


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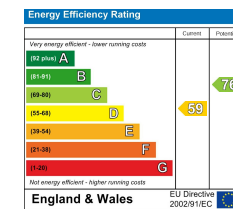
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# AREA MAP



# EPC



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