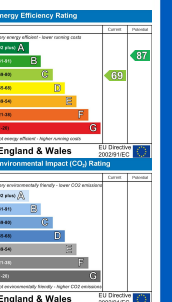


71 Oaklands, Swiss Valley, Llanelli, Carmarthenshire, SA14 8DH

- Semi Detached Bungalow
- Driveway
- Popular Location
- Front & Rear Gardens
- Three Bedrooms
- Converted Garage
- Residential Estate
- EPC Rating: C

£152,500

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band C

gm/jh/25/02/21/ok

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

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The Agent that goes the Extra Mile

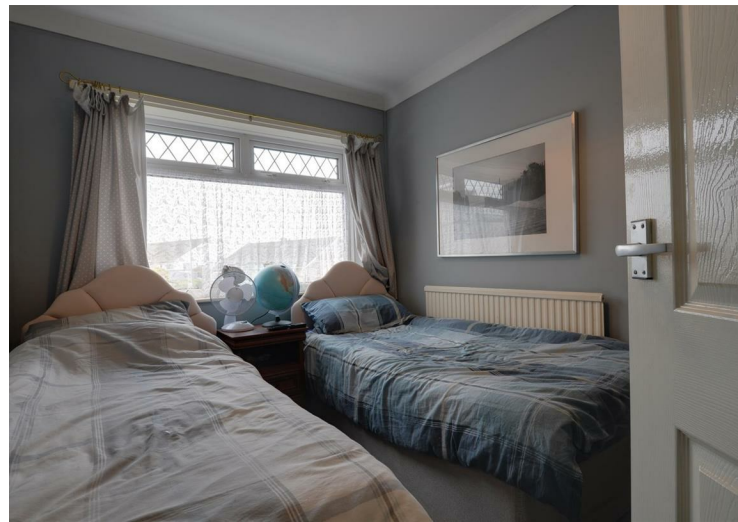


VIRTUAL VIEWING AVAILABLE

A three-bedroom semi-detached bungalow located in a popular residential estate in Swiss Valley on the outskirts of the town of Llanelli. The property sits in an elevated position with gardens to front and rear with views across Llanelli towards Carmarthen Bay's coast. EPC Rating: C

The accommodation briefly consists of a lounge, kitchen, three bedrooms, family bathroom. Externally: driveway leading to a converted detached garage now used a Summer Room with power and light attached, the front garden is mainly laid to lawn and enjoys views towards the coast, the driveway also gives access to the enclosed rear garden with lawned and paved patio areas.

Llanelli in Carmarthenshire sits on the Loughor estuary on the South Wales coast. Recent years have seen a regeneration of the docks and landscape around the town as part of the Millenium Coastal Park project. Now Llanelli is known for the wildlife havens of the National Wetlands Centre and Sandy Water Park, Millenium Quays and the Discovery Centre, the Machynys championship golf course and the Festival Fields.



Lounge

15'7" x 14'7" (4.76 x 4.46)

Summer House

19'3" x 8'4" (5.87 x 2.55)

Kitchen

10'0" x 9'10" (3.07 x 3.00)

Bedroom One

12'7" (to wardrobe) x 9'0" (3.85m (to wardrobe) x 2.76m)

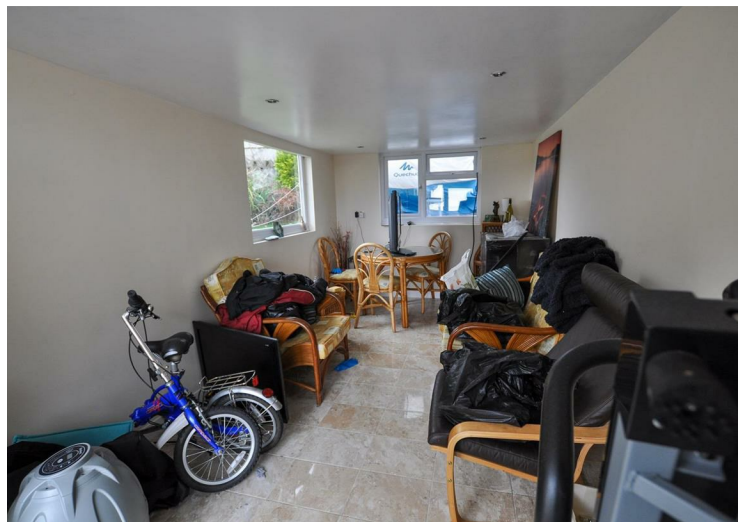
Bedroom Two

10'2" x 9'11" (3.12 x 3.03)

Bedroom Three

9'9" x 7'11" (2.99 x 2.43)

Rear Porch



DIRECTIONS

From our Llanelli office Head south-west on Murray St/A4214 towards Station Rd/B4304. Turn right onto Station Rd/A4214. Turn right onto Gelli-Onn/A484. Turn left onto Thomas St. Continue onto Felinfol Rd/A476, Turn right onto Ridgeway, Turn right onto Oaklands, destination on the left

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.