



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: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band D

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

TAKE ON AKF/SC/26/0325/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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary.

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

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

TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



83 Hilltop, Swiss Valley, Llanelli, Carmarthenshire, SA14 8DB

- Traditional, Detached Property
- Two Reception Rooms & Conservatory
- Driveway & Integral Garage
- Immaculately Presented Throughout
- Sought After Location
- Four Bedrooms - Master with a Balcony
- Cloakroom, Upstairs Separate Bathroom & W.C. & En-suite Shower Room
- Commanding Views From the Rear Elevation
- Ideal Family Home
- EPC RATING D. COUNCIL TAX BAND D.

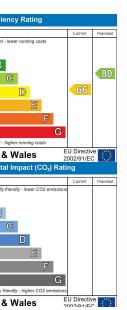
£340,000

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The Agent that goes the Extra Mile





Sitting proud and graceful in the prime location of Hilltop, Swiss Valley where you have the best views of the coastline and country views, we have for sale this immaculately-presented, four bedroom, detached home. A perfect example of a family home with a pleasing flow throughout offering two reception rooms and a conservatory. Viewing is a must to appreciate everything this property has to offer from size, location and presentation. Sought after location for good M4 links as well as local amenities and peaceful surroundings. EPC RATING D. COUNCIL TAX BAND D.

Accommodation comprises of : Hallway, lounge, stunning kitchen/breakfast/diner, conservatory, sitting room, cloakroom and integral garage to the ground floor. To the first floor, landing, W.C and separate bathroom and four bedrooms, the master bedroom has a spacious dressing room area, en-suite shower room and balcony to take in those views. Externally, open-aspect frontage with a well-maintained frontage and driveway. To the rear, and enclosed garden with a level lawn and raised decked area to take in those wonderful views.

Llanelli is the largest town in the county of Carmarthenshire and home to the Scarlets, a famous rugby union club. Located on the Loughor estuary, some 10 miles (16 km) north-west of Swansea and 12 miles (19 km) south-east of the county town, Carmarthen, Llanelli is also well-known for the prime coastal location which attracts thousands of visitors each year. Accommodating an array of primary and secondary schools both in English and Welsh medium, CCTA college, hospital and popular retail parks along with the local shops in the town center and Llanelli Beach where you can pick up the Millennium Coastal Path.



..AGENTS VIEWING NOTES

[PORCH](#)

[HALLWAY](#)

[LOUNGE](#)

[KITCHEN/DINER/BREAKFAST
ROOM](#)

[CONSERVATORY](#)

[SITTING ROOM](#)

[INNER HALLWAY](#)

[CLOAKROOM](#)

[INTEGRAL GARAGE](#)

[LANDING](#)

[BATHROOM](#)

[W.C.](#)

[BEDROOM 1](#)

[EN-SUITE SHOWER ROOM](#)

[BALCONY](#)

[BEDROOM 2](#)

[BEDROOM 3](#)

[BEDROOM 4](#)

DIRECTIONS

At the office turn right at Station Road traffic lights and keep in the right-hand lane. At the next set of traffic lights turn right and then move over to the left-hand lane. At the next traffic lights bear left going past the "Thomas Arms Hotel" on your left. Travel along "Felinfoel Road" going through the village of "Felinfoel". At the mini-roundabout go straight over and follow the road going past the "Harry Watkins" pub on your right follow the hill up going up "Millfield Road". Take the third exit off on your right signposted "Ridgeway", at the junction turn left onto "Oaklands" and follow the road to the next junction. At the junction turn left onto "Heol Beili Glas", follow the road and take the third turning off on your left signposted "Hilltop". Follow the road along coming to the top of the estate and the property is situated on your right, number 83.

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

