



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 'F'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ VWWProps

Take on RLM/SC/0223/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

TELEPHONE: 01554 759655

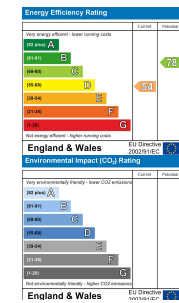


28 Heol Y Nant, Llannon, Llanelli, Carmarthenshire, SA14 6AE

- Detached Bungalow on a Plot of 0.18 Acre
- Three Double Bedrooms
- Driveway & Garage
- Spacious & Versatile
- Village Location & Viewing A Must
- Two Reception Rooms & Conservatory
- Cloakroom & Family Bathroom
- Front & Rear South-easterly Garden
- Immaculately Presented Throughout
- EPC RATING E

Price £365,000

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The Agent that goes the Extra Mile





PRICE REDUCTION-OFFERS INVITED!Nestled back from the road in the charming village of Llannon, we have for sale this deceptively spacious detached bungalow ready to impress you on a plot that measures 0.18 acre! What you see on the outside is certainly not what you expect when you step inside, light airy rooms, three spacious double/kingsize bedrooms and the most gorgeous kitchen/diner with a fabulous view from the south-easterly rear garden, and these are just a few mentions of what this property offers. Immaculately presented throughout where the versatility is endless and the vendors are also open in negotiating furniture, so why not call us today on 01554 759655 to arrange your appointment today. Another potential would be to extend into the loft to create further accommodation STP. Viewing highly recommended to appreciate the size, location and presentation. EPC RATING E.

Accommodation comprises of : Hallway, cloakroom/utility, lounge, sitting room, conservatory, kitchen/diner, family bathroom and three bedrooms- all housing king-sized beds, two storage rooms, pantry and airing cupboard. Externally, a beautiful lawned frontage with seating area laid with decorative chippings and driveway leading to a garage. To the rear, a spacious south-easterly garden with patio area and then the remainder laid to lawn, open countryside views can be enjoyed from every angle of the garden.

Llannon is a small village in the county of Carmarthenshire, Wales. It is located on the A476 road between Tumble and Swiss Valley and with it's convenient location picking up the M4 links and both towns of Carmarthen and Llanelli are a short travel distance away. The historic parish church is associated with St. Non, the mother of St. David. The village primary school was inspected in 2019 and rated good in every category.



HALLWAY

CLOAKROOM/UTILITY
19'8" x 29'6" x 13'1" x 13'1" (6'9 x 4'4)

STORAGE CUPBOARD

LOUNGE
19'5" x 14'10" (5.92 x 4.54)

SITTING ROOM
15'3" x 14'4" (4.65 x 4.37)

CONSERVATORY
11'3" x 8'9" (3.44 x 2.69)

KITCHEN/BREAKFAST/DINER
26'2" (max) x 20'2" (max) (8.00 (max) x 6.15 (max))

PANTRY

FAMILY BATHROOM
11'4" (max) x 8'8" (max) (3.47 (max) x 2.66 (max))

BEDROOM 1
12'2" x 9'11" (3.72 x 3.04)

BEDROOM 2
11'3" x 9'10" (3.43 x 3.01)

BEDROOM 3
11'5" (max) x 8'4" (max) (3.48 (max) x 2.55 (max))

GARAGE

DIRECTIONS

Start out on Murray Street, at the traffic lights turn right. Keep in the right-hand lane and at the next traffic lights turn right. Move over to the left-hand lane and at the traffic lights turn left. Follow along Felinfoel Road, and go through Felinfoel, Swiss Valley and then head into the village of Llannon. When you get into Llannon keep on driving up the hill. as you go past the church on your right, take the junction on your right-hand side signposted 'Heol y Nant' the property can be found on your right-hand side, number 28.

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

