



Approximate total area^m
1235 ft²
114.7 m²

Reduced headroom
16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

TAX: Band 'D'

WHAT3WORDS:///dared.basis.locked

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on AJS/SC/0726/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

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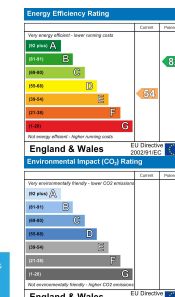


22 Dan Y Lan, Llanelli, SA14 8BW

- Detached, Well-presented Traditional Property
- Modern Kitchen & Bathroom
- Driveway Offering Off-road Parking & Integral Garage
- Short Drive To M4 Links & Llanelli Town & Amenities
- EPC RATING E. COUNCIL TAX BAND D
- Three Bedrooms
- Downstairs Cloakroom & Upstairs Bathroom
- Quiet Cul-de-sac Location In A Small Residential Estate
- Viewing A Must!

New Price £319,950

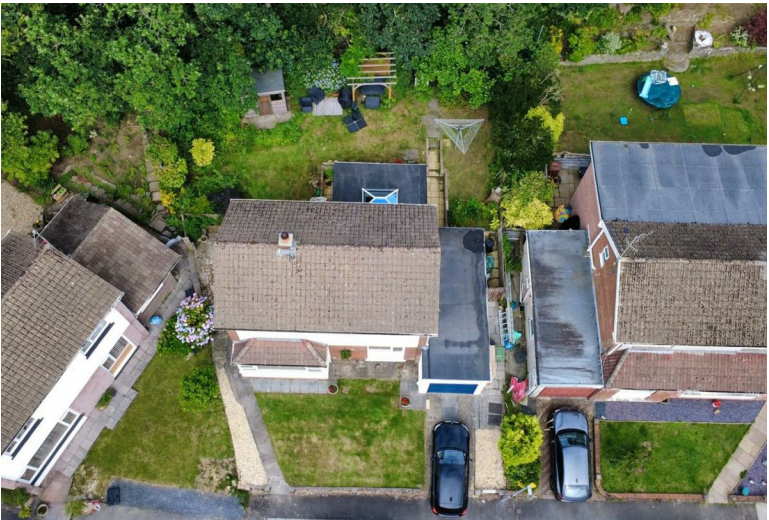
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The Agent that goes the Extra Mile



Sitting proud and graceful at the top of a quiet cul-de-sac in Swiss Valley we have for sale this well-presented, three bedroom, detached property ready to show off to all you lucky buyers. Viewing is a must to appreciate everything this property has to offer from the location to the presentation and the transformation the current vendors have done over the years! Sought after location for good M4 links as well as local amenities and peaceful surroundings. EPC RATING E. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, lounge with log-burner, through to dining area, through to modern fully-fitted kitchen/breakfast, rear hallway, cloakroom with utility, integral garage with up-and-over electric door, landing, airing/boiler cupboard, three bedrooms and modern bathroom. Externally the property sits on a well-proportioned plot with open-aspect frontage that is mainly laid to lawn and driveway that leads to the integral garage. Pedestrian access to the side and rear of the property. The rear garden is mainly laid to a gentle sloping lawn with mature shrub borders.

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-know 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

*** KEY INFORMATION *** Traditionally built. Freehold. Mains gas, water, electricity, and sewerage are connected. Council tax band D. Solid-fuel burner fitted 11'25 (certificates on file), Baxi Combi boiler fitted 9'20 (Building reg certificate on file). Single storey extension to the rear built in 2021, no planning permission was obtained and no building regulations have been obtained as the builder did not complete the work for sign-off. Flat roof over the extension, rear hallway, cloakroom/utility room and garage. The garage has an electric up-and-over door. For this location, according to Ofcom, this is the following information: Broadband availability-

up to Ultrafast (1800 Mbps), Mobile availability-Full mobile phone coverage for Three, variable phone coverage for EE, O2 and Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. WHAT3WORDS///dared.basis.locked

HALLWAY

LOUNGE

DINING ROOM

KITCHEN/BREAKFAST

REAR HALLWAY

CLOAKROOM/UTILITY ROOM

INTEGRAL GARAGE

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



DIRECTIONS

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