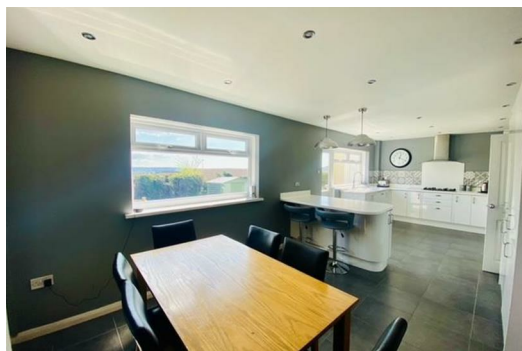




**125 Hilltop, Llanelli, Carmarthenshire SA14 8DB**  
**£295,500**

Willow Estates have pleasure in offering for sale an ATTRACTIVE AND WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME situated in the popular location of Swiss Valley close to local primary school, secondary school and boasts beautiful panoramic views. The Accommodation within comprises of Entrance Hallway, Cloakroom, Lounge, Kitchen with Breakfast Area, Four Bedrooms and Family Bathroom. Outline Planning Permission Granted for a Two Storey Extension Externally the property has a front and rear garden with Garage. VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE. Energy Rating - E





### Entrance

Access via uPVC double glazed entrance door leading into:

### Entrance Hallway

Smooth ceiling, tiled floor, radiator, under stairs storage area, smoke detector, stairs to first floor.

### Cloakroom

A white two piece suite comprising of low level W.C., pedestal wash hand basin, smooth ceiling, radiator, tiled floor, uPVC double glazed window to side.

### Lounge 14'8 (into bay) x 15'3 approx (4.47m (into bay) x 4.65m approx)

Smooth ceiling, two radiators, uPVC double glazed bay window to front.

### Kitchen with Breakfast Area 25'6 x 11'4 approx (7.77m x 3.45m approx)

A fitted kitchen comprising of matching units with complimentary work surface over, smooth ceiling, spotlights, part tiled walls, tiled floor, five ring gas hob with extractor hood over, two electric ovens, one and half sink with mixer tap, integrated dish washer, two uPVC double glazed windows to rear with panoramic views, space for table and chairs, breakfast bar.

### First Floor

#### Landing

Smooth ceiling, access to loft space, uPVC double glazed window to side, storage cupboard with shelving.

### Bedroom One 12'3 x 14'7 approx (3.73m x 4.45m approx)

Coved and smooth ceiling, two radiators, uPVC double glazed window to rear with panoramic views.

### Bedroom Two 10'8 x 10'5 approx (3.25m x 3.18m approx)

Coved and smooth ceiling, radiator, uPVC double glazed window to rear with panoramic views.

### Bedroom Three 8'1 x 7'5 approx (2.46m x 2.26m approx)

Smooth ceiling, radiator, uPVC double glazed window to front.

### Bedroom Four 10'5 x 6'5 approx (3.18m x 1.96m approx)

Smooth ceiling, radiator, uPVC double glazed window to front.

### Family Bathroom 9'7 x 5'2 approx (2.92m x 1.57m approx)

A white three piece suite comprising of panelled bath with shower over, wash hand basin, low level W.C., smooth ceiling, spotlights, tiled floor, uPVC double glazed window to front, wall mounted towel heater.

### External

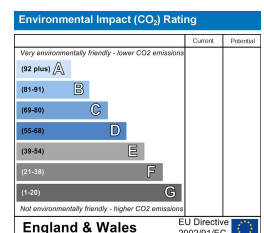
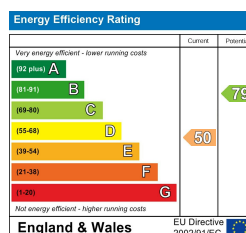
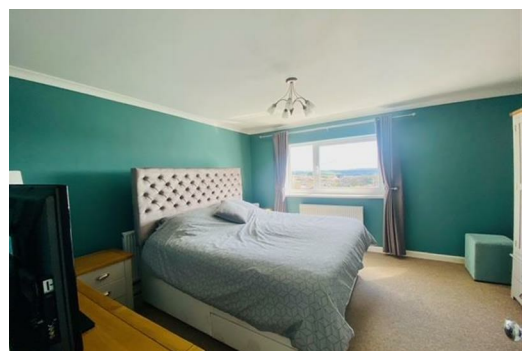
The front of the property is laid to lawn with side drive leading to the garage. side pedestrian access via a wooden gate leads to the rear garden. The rear garden is laid to lawn with a decked area and Storage Shed.

### Garage

With up and over door, electric connected, plumbing for washing machine, one and half stainless steel sink unit. Boiler.

### Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. **NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**



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GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (108.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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