



## 90 Oaklands, Llanelli, Carmarthenshire SA14 8DL

**£165,000**

Nestled in the charming area of Oaklands, Llanelli, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The bungalow features a spacious reception room, providing a warm and inviting space for relaxation and entertaining guests. Natural light floods the room, creating a bright and airy atmosphere that enhances the overall appeal of the home. There is a Driveway to side, leading to a Garage.

The well-appointed bathroom is designed for both functionality and comfort. The layout of the bungalow promotes a seamless flow between the living spaces.

Set in a tranquil neighbourhood, this property benefits from a sense of community while still being conveniently located near local amenities. Residents can enjoy easy access to shops, parks, and transport links, making it an excellent choice for those who value both serenity and accessibility.

Viewing A Must, Ideal First Time Buy or Retirement Property. Tenure Leasehold, but Pending Freehold, Council Tax Band C, Energy Rating D. No Chain



## Entrance

Via uPVC double glazed door to side

## Kitchen 9'54 x 12'6 approx (2.74m x 3.81m approx)

Textured ceiling, tiled walls to one side, dado rail, uPVC double glazed window to side, uPVC Patio Doors to front, tiled floor, wall and base units, eye level oven, four gas ring hob, space for dish washer, Space for washing machine, space for fridge freezer, sink with mixer tap over, door into



## Hallway 3'6 x 6'61 approx (1.07m x 1.83m approx)

Textured ceiling, smoke detector, spot light, access to a fully boarded loft space, with pull down ladder, uPVC double glazed window to side, access to Combi Boiler

## Lounge 10'5 x 15'8 approx (3.18m x 4.78m approx)

Smooth and coved ceiling, uPVC double glazed patio doors to front, radiator, feature fireplace

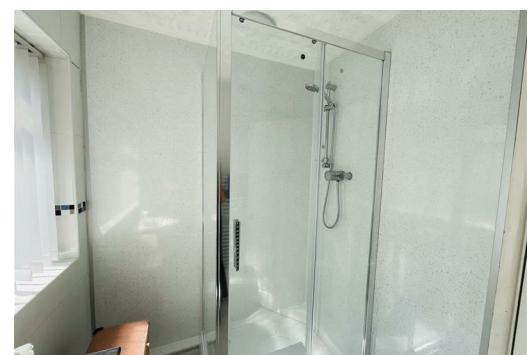
## Bedroom One 8'69 x 12'4 approx (2.44m x 3.76m approx)

Textured ceiling, uPVC double glazed window to rear, radiator



## Bathroom 5'28 x 6'80 aoorox (1.52m x 1.83m aoorox)

Textured ceiling, fully tiled walls to one side Perspex walls to other side, uPVC double glazed window to side, chrome towel heater, low level toilet, pedestal wash hand basin in vanity unit, walk in shower, Perspex walls around, tiled floor



## Bedroom Two 9'68 x 8'06 approx (2.74m x 2.59m approx)

Textured ceiling, coving, uPVC double glazed window to rear, radiator

## Garage

Up and Over Door, Window to side

## External

To front: Enclosed Garden laid to Lawn, Driveway at side of Property, providing Off Road Parking

To Rear: Enclosed Rear Garden laid to Lawn, Patio Seating Area

## Tenure

We are advised the Property is Leasehold, but Pending Freehold by end of January 2026



## Energy Rating

We are advised the Energy Rating is D

## Council Tax Band

We are advised Council Tax Band is C



## 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**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		79	
(81-91)		57	
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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