



12A Dan Y Lan, Llanelli, SA14 8BW

£219,000

Welcome to the tranquil area of Dan Y Lan, Llanelli, this charming semi-detached bungalow offers a delightful retreat for those seeking comfort and convenience. Built in the 1970's, the property boasts a well-thought-out layout, featuring one inviting reception room that serves as the perfect space for relaxation or entertaining guests.

The bungalow comprises two generously sized bedrooms, providing ample space for rest and personalisation. The well-appointed bathroom ensures that daily routines are both comfortable and efficient.

One of the standout features of this property is the driveway, which accommodates parking for three vehicles, making it ideal for families or those with multiple cars. The quiet location enhances the appeal, offering a peaceful environment while still being within easy reach of local amenities and transport links.

This bungalow presents an excellent opportunity for first-time buyers, downsizers, or anyone looking for a low-maintenance home in a serene setting. With its combination of space, convenience, and a lovely neighbourhood, this property is sure to attract interest. Don't miss the chance to make this delightful bungalow your new home. We are advised the council tax is band C. We are advised the tenure is freehold. EPC- C. No Chain.



Entrance

Access via double UPVC door with double glazed windows either side leading into:

Entrance Hallway 5'89*14'06 (1.52m*4.42m)

Attic hatch, radiator, internet socket, laminate flooring.

Living Room 11'95*16'12 (3.35m*4.88m)

Coving, two wall mounted lights, gas fire with surround, full length double UPVC windows, radiator, laminate flooring.

Kitchen 10'40*10'50 (3.05m*3.05m)

Coving, double UPVC window to the front, a fitted kitchen comprising of matching wall and base units with complimentary work surface over, double stainless steel sink, double electric oven. gas hob, radiator, partly tiled walls, tiled flooring.

Utility room 6'52*5'24 (1.83m*1.52m)

Two double UPVC privacy windows, tiled walls, complimentary work surface, plumbing for washing machine and space for fridge, tiled flooring.

Inner hall 3'63*5'53 (0.91m*1.52m)

Double UPVC privacy window, UPVC door leading to back garden and side entrance, space for fridge/freezer, tiled walls, tiled flooring.

Bedroom One 13'96*9'51 (3.96m*2.74m)

Smooth ceiling with coving, two double UPVC windows, electric fire, radiator, laminate flooring.

Bedroom Two 12'50*8'99 (3.66m*2.44m)

Smooth ceiling with coving, built in cupboards, one housing the boiler with a small radiator, double UPVC window to rear, radiator, laminate flooring.

Family shower room 4'89*10'47 (1.22m*3.05m)

Coving, double UPVC privacy window, sink with storage underneath, walk in shower, W.C, towel rail, partly tiled walls, tiled flooring.

External

The front of the property compromises of a driveway and the rest is laid mainly to pebbles.

The back of the property has two steps leading to a patio area, wooden gate to side to have access to the driveway, the rest is partly laid to lawn and partly pebbles, storage shed, fencing to the left hand side and a wall to the right hand side.

Tenure

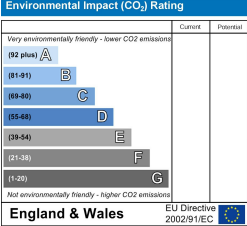
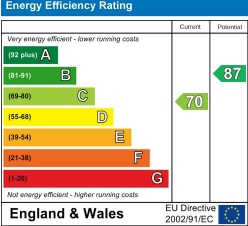
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Council Tax

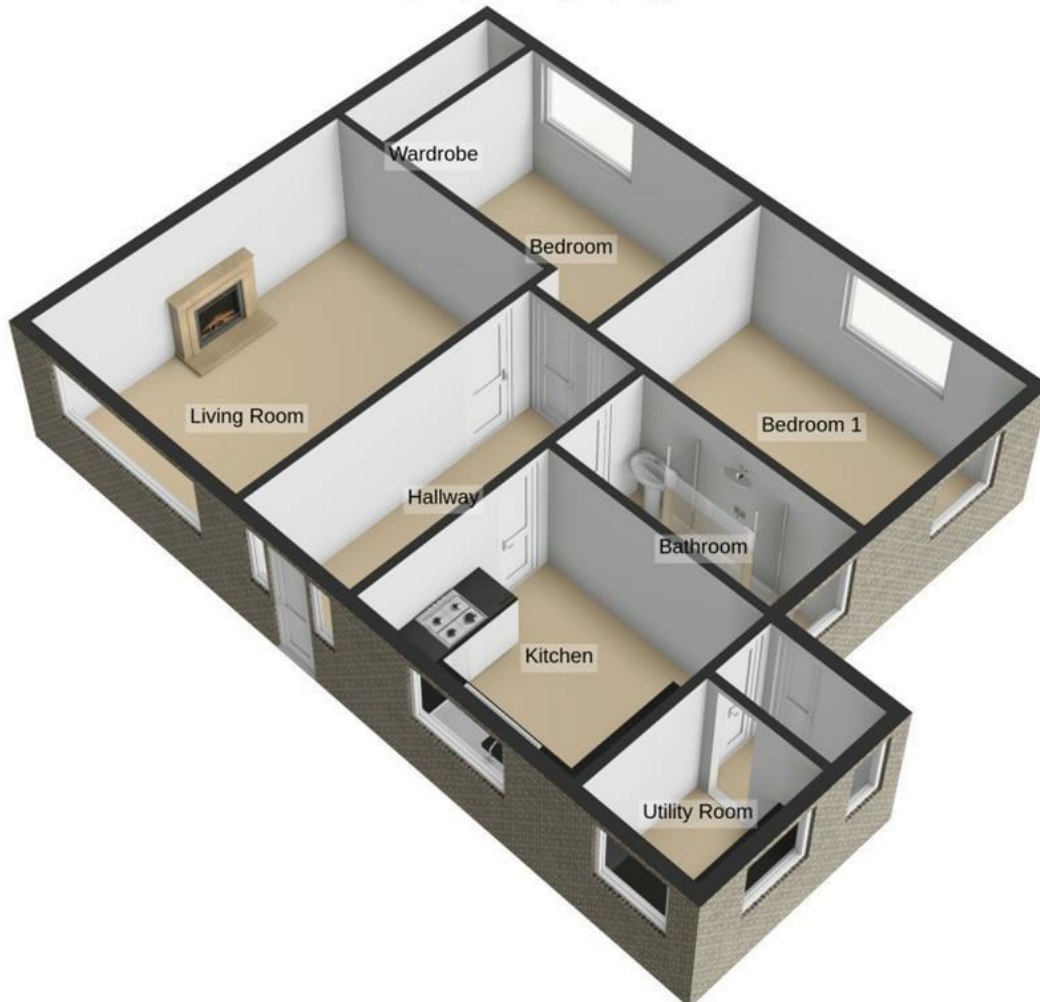
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Property Disclaimer

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



Ground Floor
711 sq.ft. (66.1 sq.m.) approx.



Total Floor Area : 711 sq.ft. (66.1 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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