



**15 Dan Y Lan, Llanelli, SA14 8BW**  
**£195,000**

Nestled in the charming area of Dan Y Lan, Llanelli, this Detached Bungalow could offer a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

The bungalow's design ensures a practical flow throughout, making it easy to enjoy both everyday living and special occasions. The single bathroom is thoughtfully placed to serve the needs of the household efficiently.

Situated in a friendly neighbourhood, this home benefits from local amenities and is well-connected to the surrounding areas, making it a desirable location for both work and leisure. Viewing recommended in this sought after Village Location. Tenure Freehold, Energy Rating C, Council Tax Band C. No Onward Chain





**Entrance 3'73 x 3'08 approx (0.91m x 1.12m approx)**  
Via uPVC construction Porch, uPVC double glazed door, uPVC double glazed window to either side, tiled floor, wood and glazed door into:

**Hallway 3'9 x 16'9 x 8'11 approx (1.14m x 5.11m x 2.72m approx)**  
Tiled ceiling, coving, radiator, access to loft, cupboard housing Combi Boiler

**Lounge 16'5 x 12'3 approx (5.00m x 3.73m approx)**  
Aluminium Patio Doors to front, radiator, feature stone fireplace,

**Kitchen 7'6 x 15'4 approx (2.29m x 4.67m approx)**  
Tiled ceiling, Aluminium glazed window to front, uPVC double glazed door to side, Kitchen comprising wall and base units with Complimentary work surface over, sink with mixer tap over, radiator, cupboard housing electric meter, spacer for cooker, space for washing machine,

**Bedroom One 9'2 x 9'4 approx (2.79m x 2.84m approx)**  
Tiled ceiling, uPVC double glazed window to side, radiator

**Bathroom 5'9 x 8'2 approx (1.75m x 2.49m approx)**  
Plain ceiling, uPVC double glazed window to side, low level toilet, pedestal wash hand basin, bath with screen to side, electric shower, radiator, fully tiled walls and floor

**Bedroom Two 10'3 x 11'38 (3.12m x 3.35m)**  
Tiled ceiling, uPVC double glazed window to rear, radiator

**Bedroom Three 12'43 x 9'9 approx (3.66m x 2.97m approx)**  
Tiled ceiling, uPVC double glazed window to rear, radiator

**Garage 9'3 x 16'9 approx (2.82m x 5.11m approx)**  
With manual opening door, uPVC window to rear. uPVC double glazed door to side.

**External**  
To Front: Lawn area with Driveway, providing off road Parking, leading to Garage, gated access either side of Property to rear.

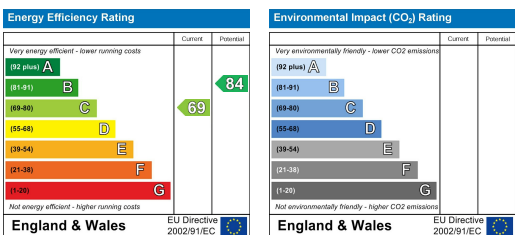
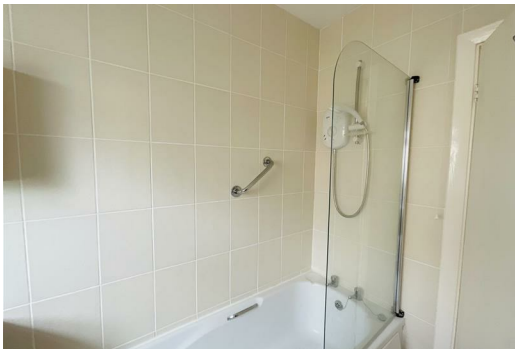
To Rear: Enclosed tiered Garden

**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**

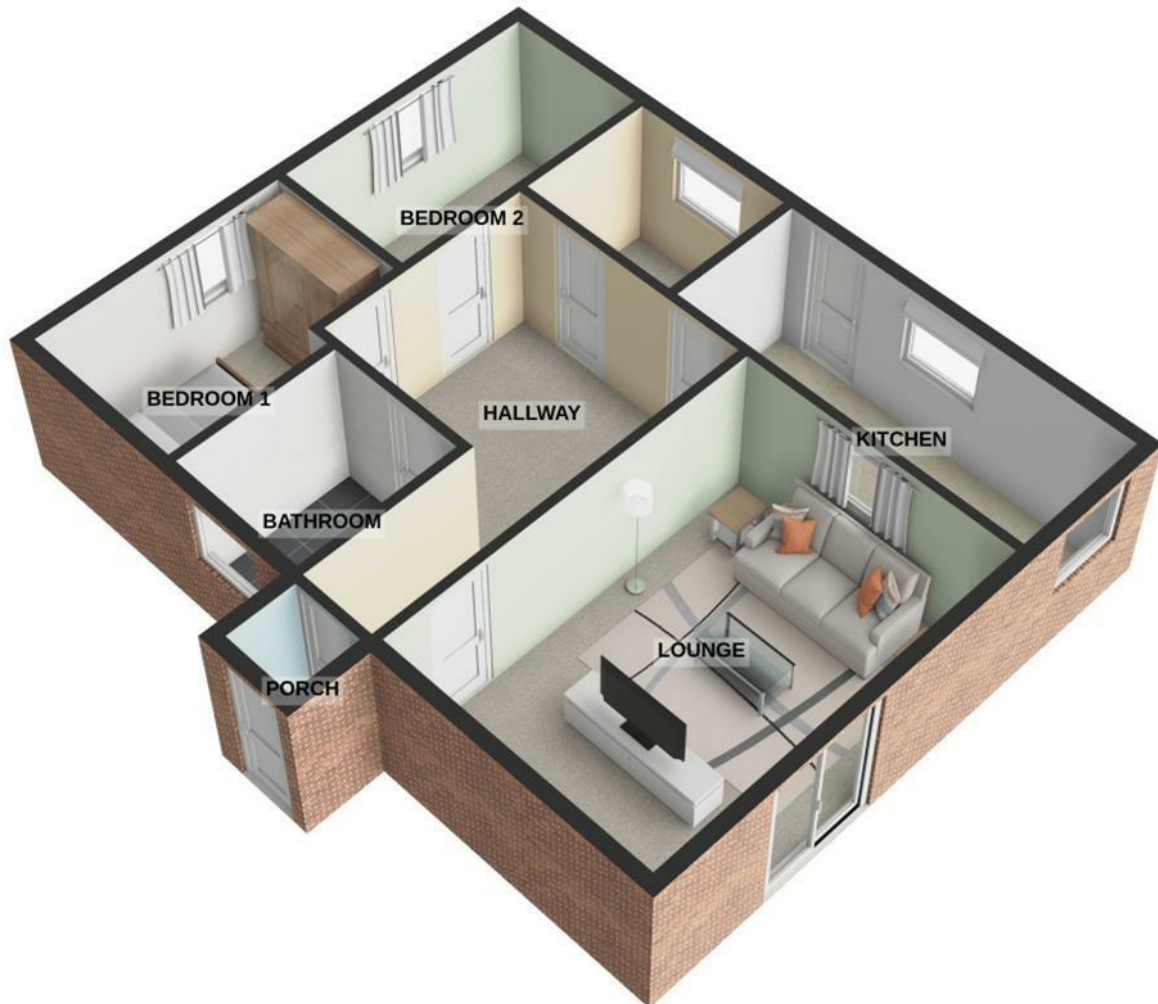
**Energy Rating**  
TBC

**Tenure**  
We are advised that the Property is Freehold

**Council Tax Band**  
We are advised that the Council Tax Band is C



GROUND FLOOR  
662 sq.ft. (61.5 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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