



101 Hilltop, Llanelli, Carmarthenshire SA14 8DB
£330,000

Nestled in the charming area of Swiss Valley, Llanelli, this exquisite detached house offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families seeking a generous living space. The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can be adapted to suit your lifestyle. With four bathrooms, including en-suite facilities, convenience is at the forefront of this home. The property is set in a desirable location, offering a peaceful retreat while still being within easy reach of local amenities and transport links. This detached house is not just a home; it is a lifestyle choice that promises comfort, space, and a sense of belonging. If you are searching for a property that combines modern living with a touch of traditional charm, this residence in Hilltop, Llanelli, is certainly worth considering.



Ground Floor

Entrance

Access via uPVC double glazed door leading into:

Entrance Hallway

Coved and smooth ceiling, radiator, stairs to first floor, grey tiled floor

Cloakroom

A two piece suite comprising of low level W.C., wash hand basin, part tiled walls, tiled floor, uPVC double glazed window to side.

Lounge 15'2 (into bay) x 15'6 approx (4.62m (into bay) x 4.72m approx)

Smooth ceiling, modern style log burner set on slate hearth, tiled floor, radiator, uPVC double glazed bay window to front,

Kitchen 13'5 x 12'2 approx (4.09m x 3.71m approx)

A fitted kitchen comprising of matching wall and base units with work surface over, coved and textured ceiling, part tiled walls, tiled floor, space for table and chairs, one and half stainless steel sink unit with mixer tap, space for fridge freezer, plumbing for dishwasher, five ring gas hob with extractor hood over, single electric oven, space for microwave, radiator, uPVC double glazed window to rear, uPVC double glazed entrance door to rear garden

Dining Room 11'9 x 11'2 approx (3.58m x 3.40m approx)

Coved and textured ceiling, radiator, uPVC double glazed French Door to rear garden.

First Floor

Landing

Split landing, uPVC double glazed window to front, access to loft space, storage cupboard housing wall mounted boiler and shelving

Bedroom One 11'8 x 10'9 approx (3.56m x 3.28m approx)

Coved and smooth ceiling, radiator, built in storage with hanging rail, uPVC double glazed window to rear with views over open countryside, door into:

Ensuite

A three piece suite comprising of shower in shower enclosure, wash hand basin, low level W.C., smooth ceiling, spotlights, extractor fan, tiled floor, wall mounted towel heater

Bedroom Two 9'0 x 15'3 approx (2.74m x 4.65m approx)

Textured ceiling, radiator, two uPVC double glazed windows to front.

Bedroom Three 11'2 x 10'4 approx (3.40m x 3.15m approx)

Smooth ceiling, radiator, uPVC double glazed window to rear with views of open countryside.

Family Bathroom 11'1 x 6'6 approx (3.38m x 1.98m approx)

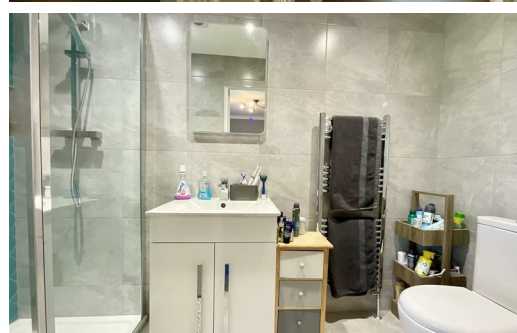
A three piece suite comprising of freestanding bath, low level W.C., double wash hand basin set in vanity unit, smooth ceiling, tiled walls, spotlights, tiled floor, uPVC double glazed window to side, uPVC double glazed window to front, vertical radiator.

Bedroom Four 14'5 x 11'3 approx (4.39m x 3.43m approx)

Smooth ceiling, radiator, uPVC double glazed window to rear with views over open countryside, door into:

Ensuite

A two piece suite comprising suite comprising of low level W.C., wash hand basin, smooth ceiling, part tiled walls, tiled effect vinyl floor, extractor fan



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Integral Garage 18'0 x 11'4 approx (5.49m x 3.45m approx)
With roller door, electric connected, plumbing for washing machine, space for tumble dryer, space for fridge freezer, uPVC double glazed window to rear, uPVC double glazed entrance door.

External
The front of the property is laid to lawn with side driveway providing off road parking and leading to an Integral Garage, side access via a wooden gate leads to the rear garden. The rear garden is laid mainly to lawn with two gravelled areas and benefits from views of Open Countryside.

Tenure
We are advised the tenure is Freehold

Council Tax Band
We are advised the Council Tax Band is E

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.6 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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