



7 Treetops, Llanelli, Carmarthenshire SA14 8DW £210,000

Welcome to Treetops in Swiss Valley a two bedroom detached bungalow that offers a perfect blend of comfort and convenience. This well-appointed property features two inviting bedrooms, a spacious reception room, and a modern bathroom, making it an ideal home for small families or those seeking a peaceful retreat. One of the standout features of the property is its stunning panoramic views to the rear over the Gower Estuary, providing a picturesque backdrop that can be enjoyed from the comfort of your own home. The property is situated in a popular location, ensuring that you are never far from local amenities and community life. Families will appreciate the close proximity to a primary school, making the morning school run a breeze. For those who require easy access to major transport links, the bungalow is conveniently located near the M4, allowing for quick and straightforward journeys to nearby towns and cities. Additionally, the property offers off road parking, ensuring that you and your guests have ample space. Treetops is not just a home; it is a lifestyle choice that combines the tranquillity of coastal living with the practicality of modern amenities. Whether you are looking to settle down or seeking a weekend getaway, this bungalow is a wonderful opportunity not to be missed. Energy Rating - TBC, Council Tax Band - C, Tenure - Freehold.



Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

Smooth ceiling, access to loft space with boiler, radiator, wood block floor.

Kitchen 11'0 x 9'11 approx (3.35m x 3.02m approx)

A fitted kitchen comprising of matching wall, display and base units with complimentary work surface over, smooth ceiling, gas four ring hob with extractor hood over, electric oven, space for fridge freezer, plumbing for washing machine, one and half stainless steel sink unit with mixer tap, laminate wood floor, space for table and chairs, uPVC double glazed entrance door, uPVC double glazed window with panoramic views over the Gower Estuary.

Lounge 19'0 x 11'11 approx (5.79m x 3.63m approx)

Smooth ceiling, radiator, laminate wood floor, uPVC double glazed window to the rear with views over the Gower Estuary.

Bathroom 6'4 x 6'3 approx (1.93m x 1.91m approx)

A three piece suite comprising of bath, pedestal wash hand basin, low level W.C., smooth ceiling, tiled walls, tiled floor, wall mounted towel heater.

Bedroom One 14'6 x 11'11 approx (4.42m x 3.63m approx)

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

Bedroom Two 9'11 x 10'6 approx (3.02m x 3.20m approx)

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

External

The front of the property is laid with attractive gravelled stones with driveway leading to a detached garage. The rear garden is partially laid with gravelled stones and benefits from panoramic views over the Gower Estuary. External electric car charger.

Garage

With up and over door.

Council Tax Band

We are advised the Council Tax Band is C

Tenure

We are advised the tenure is Freehold

Property Disclaimer

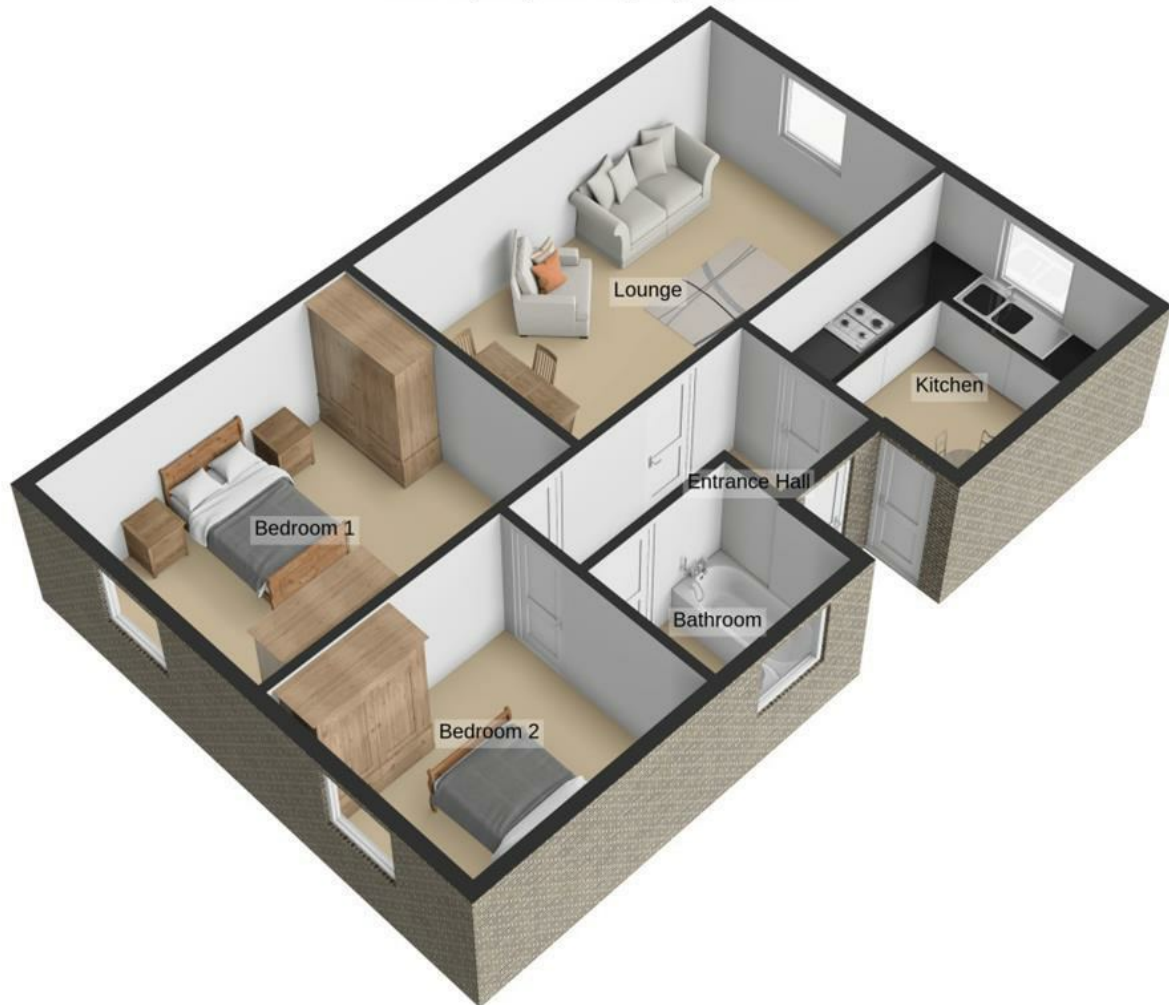
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Ground Floor
709 sq.ft. (65.9 sq.m.) approx.



Total Floor Area : 709 sq.ft. (65.9 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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35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

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