



18 Blaen Nant, Llanelli, Carms SA14 8HB
£174,995

Welcome to Blaen Nant, Swiss Valley, Llanelli, this delightful semi-detached house presents an excellent opportunity for first-time buyers or savvy investors. The property has three bedrooms, providing ample space for a growing family or those seeking extra room for guests or a home office. Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxing or entertaining. The layout is both practical and inviting, ensuring a comfortable living experience. The property also features an upstairs bathroom that caters to the needs of the household.

One of the standout features of this home is the garage, offering convenience in this popular location. The surrounding area is known for its community spirit and accessibility to local amenities with the local primary school within walking distance, making it an ideal choice for those looking to settle in a vibrant neighbourhood. Moreover, the property offers lovely views, allowing you to enjoy the beauty of the surrounding landscape from the comfort of your home. This semi-detached house is not just a place to live; it is a chance to embrace a lifestyle in a sought-after area of Llanelli. With its appealing features and potential, this property is certainly worth considering for your next move. EPC: D. Freehold, Council Tax Band C



Entrance:

Via uPVC entrance door into:

Entrance Porch:

Textured and coved ceiling, uPVC double glazed door and window to rear, radiator, laminate wood flooring, two storage cupboards housing meters, doors into:



Lounge: 17' x 11' approx (5.18m x 3.35m approx)

Textured and coved ceiling, smoke alarm, uPVC double glazed window offering views to the estuary, radiator, laminate wood flooring, feature fireplace with electric fire, stairs to first floor, door into Kitchen/Diner.

Kitchen/Diner: 19'05 x 8'1 approx (5.92m x 2.46m approx)

Smooth and coved ceiling, uPVC double glazed window to rear, uPVC double glazed French doors to rear, radiator, laminate wood flooring. A modern kitchen with a good range of wall and base units with complimentary work surfaces over with splash back, under lighting and kick board heater, integrated electric 4 ring hob with extractor over, integrated oven, sink unit with mixer tap, built in dishwasher, fridge freezer and space for washing machine and tumble dryer.



First Floor:

Landing:

Coved and textured ceiling, access to loft, airing cupboard housing wall mounted boiler.



Bedroom One: 10'6 x 10'2 approx (3.20m x 3.10m approx)

Coved and textured ceiling, uPVC double glazed window to front, with estuary views, radiator.

Bedroom Two: 10'5 x 7'1 approx (plus recess) (3.18m x 2.16m approx (plus recess))

Coved and textured ceiling, uPVC double glazed window to rear, radiator.

Bedroom Three: 7'5 x 5'10 (plus recess) approx (2.26m x 1.78m (plus recess) approx)

Coved and textured ceiling, uPVC double glazed window to front offering estuary views, radiator, built in storage cupboard.



Bathroom: 6'2 x 5'5 approx (1.88m x 1.65m approx)

Coved and textured ceiling, uPVC double glazed window to the rear tiled walls, wall mounted towel heater, linolium flooring. Three-piece suite comprising of Low-Level W.C, pedestal wash hand basin, bath with shower over.



External:

The front of the property is accessed via steps on a public footpath, the sloping front garden is mainly laid to lawn, side gated pedestrian access leads to the low maintenance rear garden which is laid to patio.

There is a single garage which is included with the property.

Tenure:

Freehold

Council Tax Band:

We have been advised that the council tax is band 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)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		57
(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	

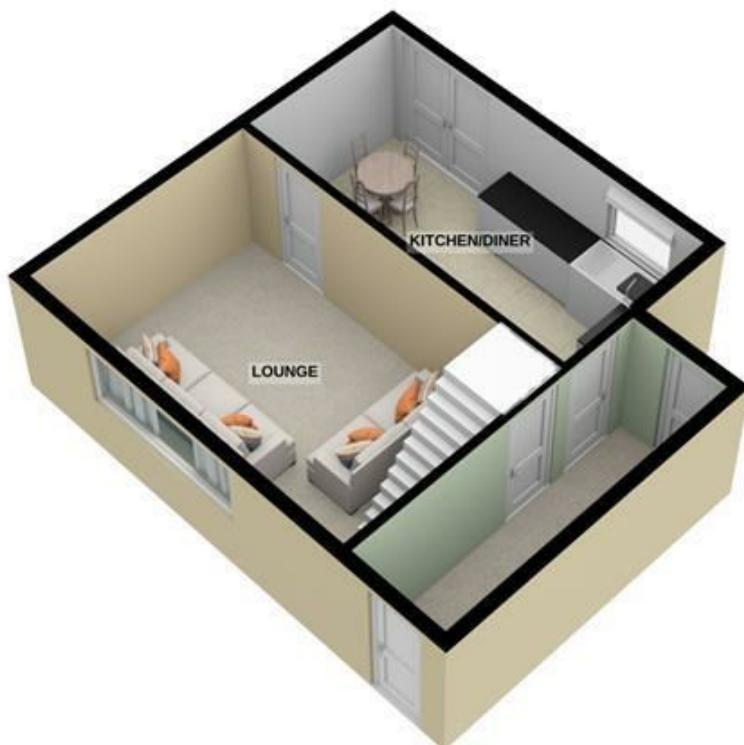
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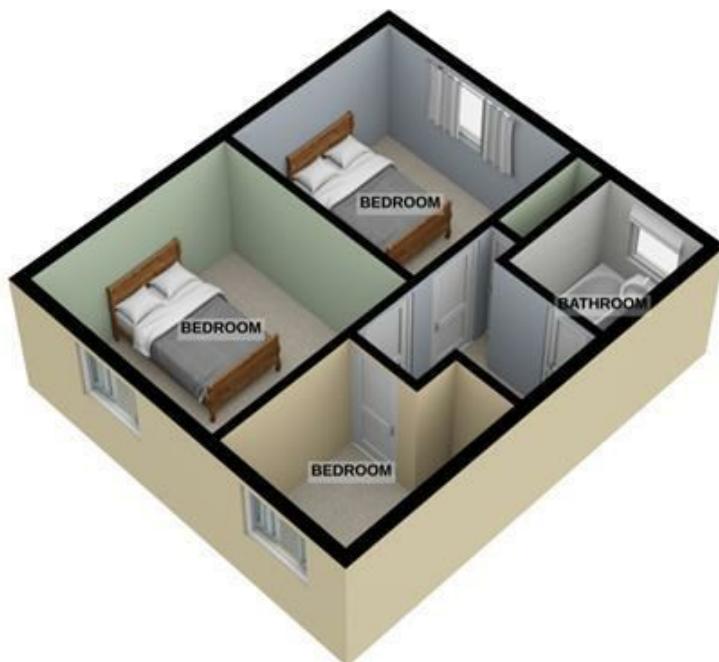
E-mail: properties@willow-estates.com

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GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 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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