



18 Treetops, Swiss Valley, Llanelli SA14 8DP

£179,995

Willow Estates have pleasure in offering for sale a Well Presented and Attractive TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW situated in the sought after location of Swiss Valley close to primary school, shops and with easy access to the M4. The Accommodation within comprises of Entrance Hall, Lounge, Kitchen, Two Double Bedrooms and Shower Room. Externally the property benefits from a front paved area and driveway which leads to the Garage and provides Off Road Parking, the front of the property also benefits from views over the Gower. Enclosed Rear Garden. **VIEWING IS HIGHLY RECOMMENDED. NO CHAIN.** Council Tax Band - C. Tenure - Freehold. Energy Rating - D



Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hall

Smooth ceiling, laminate wood floor, storage cupboard housing wall mounted boiler, smoke detector.



Lounge 16'4" x 10'6" approx (5.00 x 3.22 approx)

Coved and smooth ceiling, spotlights, laminate wood floor, radiator, uPVC double glazed window to front with views over the Gower, electric log effect fire set in attractive cream fire surround and hearth.

Inner Hall

Smooth ceiling, radiator, access to loft space, laminate wood floor.

Kitchen 9'9" x 9'11" approx (2.99 x 3.03 approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, spotlights, part tiled walls, under base cupboard lighting, tiled floor, radiator, gas four ring hob with extractor fan over, electric oven, space for fridge freezer, plumbing for washing machine, single stainless steel sink with mixer tap, uPVC double glazed window to side, uPVC double glazed entrance door to side.



Bedroom One 10'7" x 12'3" approx (3.23 x 3.74 approx)

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



Bedroom Two 9'9" x 8'6" approx (2.98 x 2.61 approx)

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



Shower Room 6'2" x 5'3" approx (1.89 x 1.61 approx)

A three piece suite comprising of shower in shower enclosure, pedestal wash hand basin, low level W.C., smooth ceiling, spotlights, tiled walls, wall mounted towel heater, tiled floor, uPVC double glazed window to side.

External

The front of the property is paved with side driveway providing Off Road Parking leads to the Garage. The rear enclosed garden is laid mainly to lawn with patio area and rockery.



Garage 18'0" x 8'7" approx (5.50 x 2.63 approx)

With up and over door, uPVC double glazed window, electric connected, uPVC double glazed entrance 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	86
(81-91)		B	65
(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	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	EU Directive 2002/91/EC

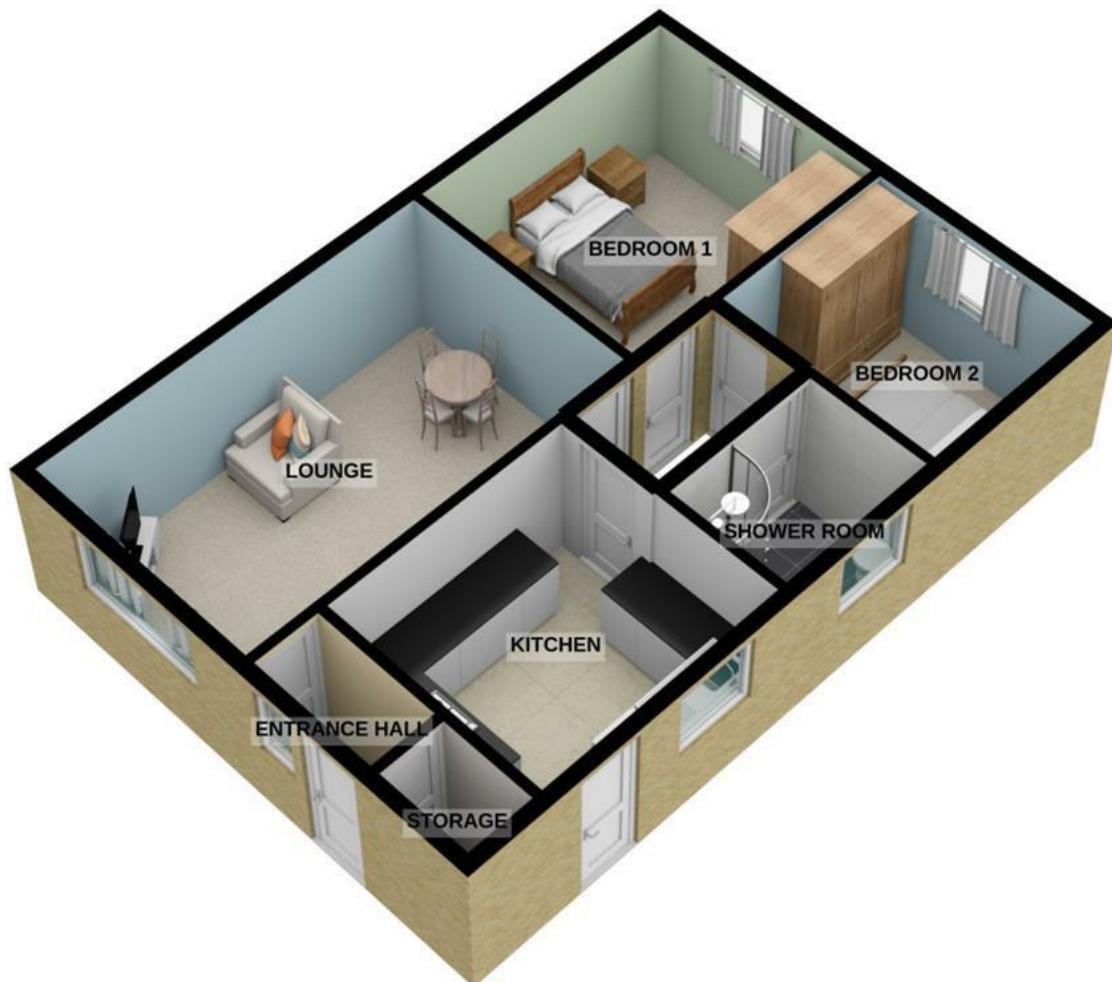
35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 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.

Made with Metropix © 2023