



39 Dan Y Lan, Llanelli, Carmarthenshire SA14 8BP
£259,995

Welcome to this charming detached house nestled in the hills of the very green and picturesque Swiss Valley area of Llanelli. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family and creating many wonderful memories. With three cosy bedrooms, there is plenty of space for everyone to unwind and re-charge. A family bathroom to the first floor and downstairs cloakroom ensure convenience and comfort for all residents. Off Road Parking is made easy with space for one vehicle. Externally the south-western facing garden with the beauty of the fields around it, has lots of potential and the opportunity to create even more memories. This delightful property offers a perfect blend of comfort and style, ideal for those seeking a peaceful retreat in a beautiful location and situated conveniently within walking distance of the local Primary, Secondary Schools and local amenities. A family home for over 46 years, don't miss the opportunity to make this house your new home, ready to be loved and appreciated by its next owners. NO CHAIN. EPC D, Tenure: Freehold, Council Tax BAND: D.



Entrance;
Via uPVC entrance door into:

Entrance Hallway:
Smooth and coved ceiling, radiator, under stairs area, stairs to first floor, doors into:

Lounge:
Smooth and coved ceiling, uPVC double glazed window to front, radiator, fireplace, opening into:

Dining Room:
Smooth and coved ceiling, uPVC double glazed window to rear, radiator, hatch to kitchen.

Kitchen:
Smooth ceiling, uPVC double glazed window to rear, part tiled walls, wall mounted vertical radiator, tiled floor. A fitted kitchen with a good range of wall and base units with a complimentary work surfaces over, one and a half stainless steel sink unit with mixer tap, induction hob with extractor fan over, integrated electric oven, space for fridge freezer, step up into:

Inner Hallway:
Smooth ceiling, uPVC double glazed obscured door to rear, tiled floor,

Cloakroom :
Smooth ceiling, uPVC double glazed window to rear, tiled floor, low level W.C , pedestal wash hand basin.

Sitting Room:
Smooth and coved ceiling, uPVC double glazed window to front and side, radiator, door into:

Cupboard:
With electric and and plumbing for washing machine, storage.

First Floor:

Landing:
Smooth ceiling, access to loft, uPVC double glazed window to side, airing cupboard housing wall mounted boiler.

Bedroom One;
Smooth ceiling, uPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom Two:
Smooth ceiling, uPVC double glazed window to rear, radiator, fitted wardrobes.

Bedroom Three:
Smooth ceiling, uPVC double glazed window to front, radiator, fitted wardrobes.

Bathroom:
Smooth ceiling, obscured uPVC double glazed window to rear, tiled walls, radiator, tiled floor, Bath with shower over, low level W.C, pedestal wash hand basin.

External:
To the front of the property is a parking space for one vehicle, a tiered garden laid to decorative stone and artificial lawn, bordered with mature shrubs, trees and plants , steps lead down to the front of the property and a path to the generous rear garden. Laid to patio and lawned areas , with an array of mature border plants trees and shrubs, further steps lead down to the bottom tier of garden. Storage shed.

Tenure;
We have been advised that the property is freehold.

Council Tax Band:
We have been advised that the council tax band is D.

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

