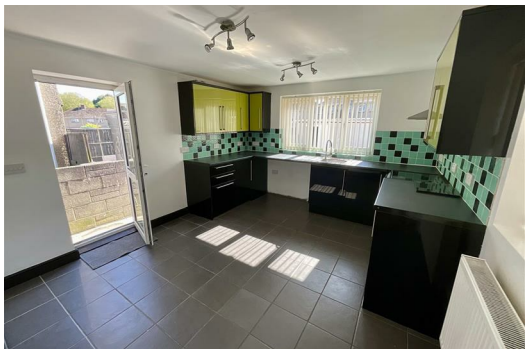
Willow Estates

8 Dan Yr Allt, Llanelli, Carmarthenshire SA14 8AT

£159,995

Welcome to Dan Yr Allt, Llanelli, this delightful semi-detached house presents an excellent opportunity for families seeking a new home. Boasting four bedrooms, this property is designed to accommodate the needs of a growing family comfortably. The two inviting reception rooms provide ample space for relaxation and entertaining, making it a perfect setting for family gatherings or quiet evenings in. The house features a downstairs bathroom, with separate W.C ensuring convenience for all residents. One of the standout aspects of this property is its prime location; it is within walking distance to local schools and a hospital, making it an ideal choice for families prioritising accessibility to essential services and educational facilities. Additionally, there is potential for off-road parking, which is a valuable asset in this area. The absence of a chain means that the process of moving in can be swift and straightforward, allowing you to settle into your new home without unnecessary delays. This property is truly an ideal family home, offering both comfort and practicality. We highly recommend scheduling a viewing to fully appreciate the charm and potential this house has to offer. Don’t miss out on the chance to make this lovely property your own. EPC:D , Tenure: Freehold, Council Tax Band: B.



Entrance:
Via uPVC entrance door into:

Entrance Hallway:
Smooth ceiling, uPVC double glazed window to side, radiator, laminate flooring, stairs to first floor, doors into:

W.C 4'8 x 2'8 approx (1.42m x 0.81m approx)
Smooth and coved ceiling, uPVC double glazed window to side, tiled walls, linoleum flooring,

Bathroom: 6'1 x 4'8 approx (1.85m x 1.42m approx)
Smooth ceiling, uPVC double glazed window to side, tiled walls radiator, tiled floor, bath with shower over, pedestal wash hand basin.

Lounge: 18'3 x 11'3 approx (5.56m x 3.43m approx)
Smooth and coved ceiling, uPVC double glazed window to front, uPVC double glazed patio doors to rear, two radiators laminate flooring, wall mounted electric fire.

Dining Room: 11'5 x 10'7 approx (3.48m x 3.23m approx)
Coved ceiling, uPVC double glazed window to side, window to rear, radiator, laminate flooring, storage cupboard.

Kitchen: 13'2 x 11'5 approx (4.01m x 3.48m approx)
Smooth ceiling, uPVC double glazed window to side and rear, uPVC double glazed door to side, part tiled walls, radiator, tiled floor. Range of wall and base units with complimentary work surface over, stainless steel sink unit with mixer tap and drainer, space for free standing cooker, space for washing machine.

First Floor:

Landing:
Smooth and coved ceiling, access to loft , radiator.

Bedroom One: 14'5 x 7'10 approx (4.39m x 2.39m approx)
Smooth ceiling, uPVC double glazed window to front , radiator, airing cupboard housing wall mounted boiler.

Bedroom Two: 14'3 x 6'10 approx (4.34m x 2.08m approx)
Smooth ceiling, uPVC double glazed window to rear , radiator.

Bedroom Three: 8'4 x 7'8 approx (2.54m x 2.34m approx)
Smooth ceiling, uPVC double glazed window to front , radiator, built in storage cupboard/wardrobe.

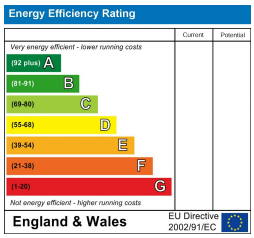
Bedroom Four: 8'3 x 6'9 approx (2.51m x 2.06m approx)
Smooth ceiling, uPVC double glazed window to rear , radiator, built in storage cupboard/wardrobe.

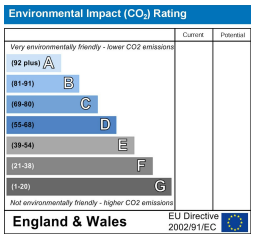
External:
To the front of the property is a hard standing with potential for off road parking, side access leads to the front door and rear garden which has a patio area and decked area, generous outbuilding with electric.

Tenure:
We are advised that the property is Freehold

Council Tax Band:
We are advised that it is council tax band B.

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





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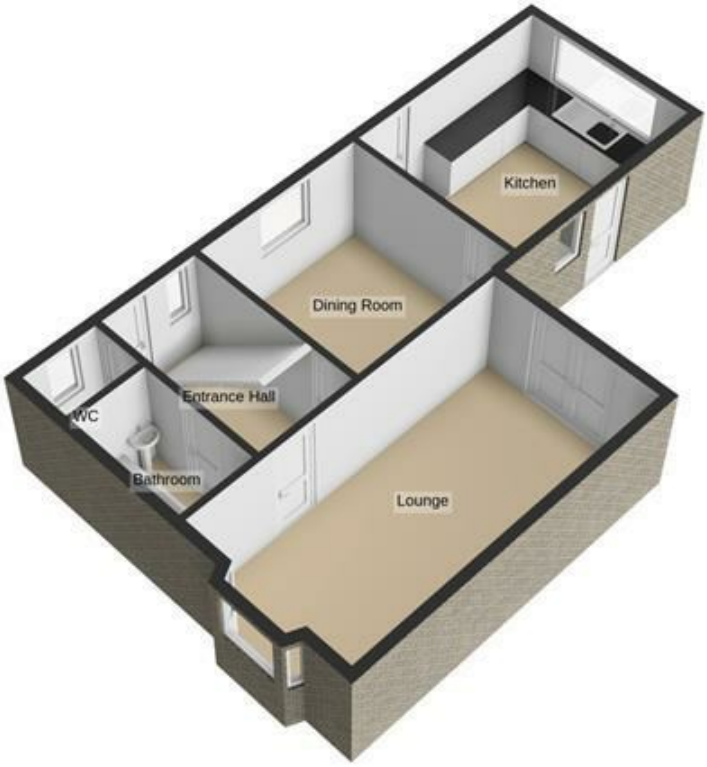
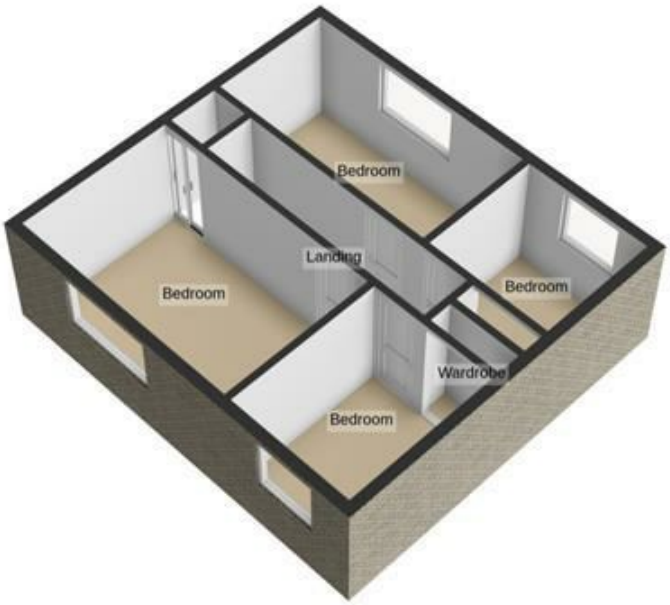
Ground Floor



1st Floor



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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