



## 67 Oaklands, Llanelli, Carmarthenshire SA14 8DH Offers In Excess Of £220,000

Welcome to Oaklands, Llanelli, this delightful well presented semi-detached bungalow offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking a peaceful retreat. The inviting reception room, provides ample space for relaxation and entertaining guests and the sunroom offers an extra room and space. The layout is thoughtfully designed to create a warm and welcoming atmosphere, making it easy to envision family gatherings or quiet evenings at home. The bungalow features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The property also boasts a driveway, garage and enclosed rear garden. Set in a popular neighbourhood, and within reach of local amenities and transport links this his home presents an excellent opportunity for those looking to settle in a friendly community, with the added benefit of single-storey living, making it accessible for all ages. Whether you are a first-time buyer or looking to downsize, this bungalow in Oaklands is a wonderful choice that combines practicality with a touch of charm. With NO CHAIN do not miss the chance to make this lovely property your own. EPC: C, Tenure Freehold, Council Tax Band: C.



### Entrance:

Via uPVC entrance door into:

### Kitchen: 10'6 x 10'2 approx (3.20m x 3.10m approx )

Smooth and coved ceiling, uPVC double glazed windows to front, and side, part tiled walls, radiator , tiled floor. A modern kitchen with a range of wall and base units with complimentary work surfaces over, ceramic sink unit with mixer tap and drainer, four ring gas hob with extractor fan over, integrated electric oven, space for washing machine, space for fridge freezer. door into:

### Lounge: 15 x 14'7 approx (4.57m x 4.45m approx)

Smooth and coved ceiling, uPVC double glazed windows to front, with views over the estuary, radiator , laminate flooring, door into:

### Bedroom One/Sitting Room: 9'9 x 8 approx (2.97m x 2.44m approx)

Smooth and coved ceiling, uPVC double glazed windows to side, radiator , laminate flooring.

### Inner Hallway:

Smooth ceiling, access to loft, airing cupboard housing wall mounted boiler, shelving.

### Bedroom Two: 11 x 10 approx (3.35m x 3.05m approx)

Smooth and coved ceiling, uPVC double glazed patio doors to rear, radiator.

### Bathroom: 6'3 x 6'1 approx (1.91m x 1.85m approx )

Smooth and coved ceiling, uPVC double glazed window to rear, part tiled walls, wall mounted towel heater, tiled floor. Three piece suite comprising of low level W.C, pedestal wash hand basin, bath with shower over.

### Bedroom Three: 15'5 x 9 approx (4.70m x 2.74m approx)

Smooth and coved ceiling, uPVC double glazed patio doors to rear, radiator, door into:

### Sunroom: 7 x 6'6 approx (2.13m x 1.98m approx)

uPVC double glazed windows, uPVC double glazed door to side, tiled floor.

### External

To the front of the property is a garden laid to lawn, side driveway leads to the front of the property and garage. To the rear of the property is a good size enclosed garden, with a decked seating area, a patio seating area, lawned areas and borders with shrubs and plants.

### Garage:

Up and over door.

### Tenure:

We are advised that the property is Freehold

### Council Tax Band:

We are advised that the property 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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	72
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

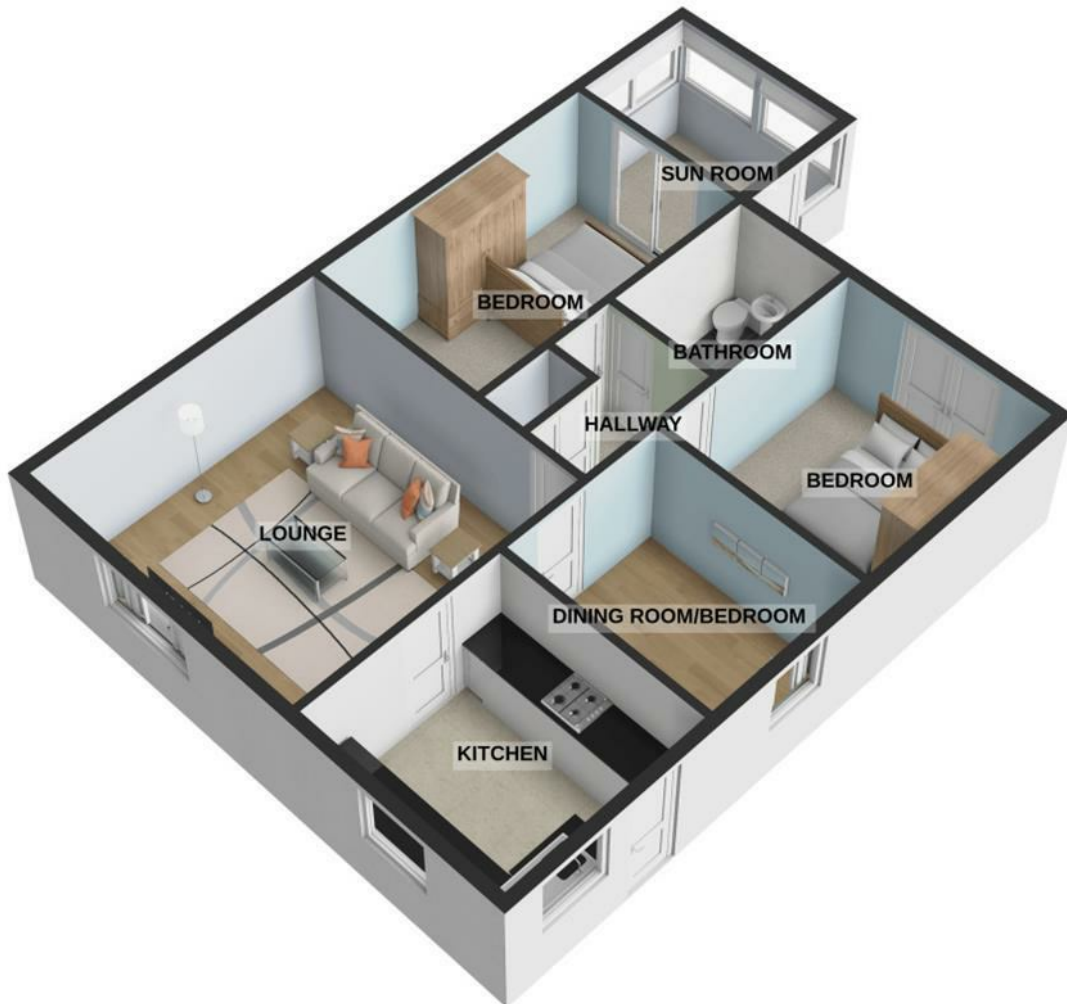
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## GROUND FLOOR



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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