



**18 Blaen Nant, Llanelli, Carmar SA14 8HB**  
**£179,000**

Willow Estates have the pleasure of offering FOR SALE a THREE BEDROOM SEMI DETACHED HOUSE situated in the prime location of Swiss Valley, it's elevated position with views over Llanelli and to the estuary. Good road links to the M4 and Trostre Retail Parks and access to the village amenities. The property is very Well Presented, and viewing comes Highly Recommended. Briefly comprising of Lounge, Kitchen Diner and to the First Floor Three Bedrooms and Family Bathroom. Externally there is Front and Rear Gardens and Garage included with the property.

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:**

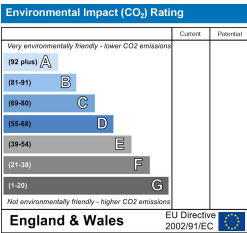
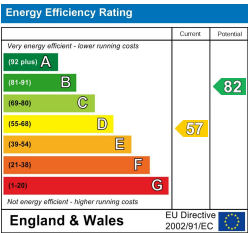
Freehold

**Council Tax Band:**

We have been advised that the council tax is band C

**Property Disclaimer**

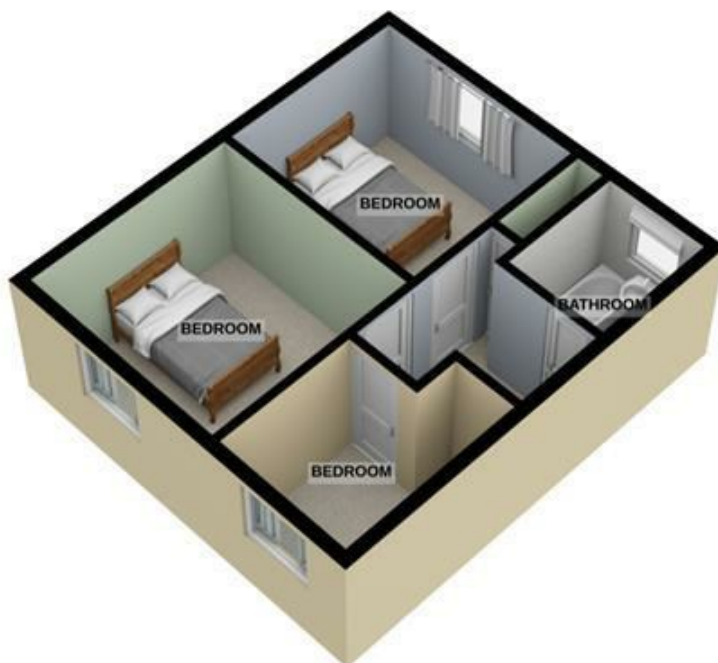
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical 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**



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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