



75 Oaklands, Llanelli, Carmarthenshire SA14 8DH £220,000

Welcome to Oaklands, Swiss Valley, Llanelli, this delightful bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With three bedrooms, this property is ideal for families or individuals looking for extra space. The single reception room offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. Additionally, the property benefits from a garage and drive which provides off road parking providing ease and convenience for residents and visitors alike. One of the standout features of this property is its no chain status, allowing for a smooth and efficient purchasing process.

Situated in a popular location, residents will enjoy the benefits of a friendly community and easy access to local amenities, making it an attractive choice for those looking to settle in this lovely part of Llanelli. Energy Rating - TBC, Council Tax Band - We are advised is C, Tenure - We are advised is Freehold.



Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Porch

Smooth ceiling, tiled floor, radiator, interior door leading into:

Lounge 15'6 x 15'3 approx (4.72m x 4.65m approx)

Coved and smooth ceiling, radiator, marble fire surround and hearth, uPVC double glazed window to front with views over the Gower, laminate herringbone style floor

Kitchen 10'6 x 10'9 approx (3.20m x 3.28m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and smooth ceiling, single stainless steel sink unit with mixer tap, extractor fan, part tiled walls, tiled floor, space for fridge freezer, plumbing for washing machine, space for cooker, uPVC double glazed window to side, uPVC double glazed window to the front with views over the Gower, uPVC double glazed entrance door.

Inner Hallway

Smooth ceiling, access to loft space, storage cupboard housing wall mounted boiler and shelving, laminate herringbone style floor.

Bedroom One 14'8 (inc wardrobes) x 8'11 (4.47m (inc wardrobes) x 2.72m)

Coved and smooth ceiling, laminate floor, built in wardrobes, uPVC double glazed window to rear.

Bedroom Two 11'6 x 9'11 approx (3.51m x 3.02m approx)

Coved and smooth ceiling, laminate floor, radiator, uPVC double glazed window to rear.

Bedroom Three 9'11 x 7'11 approx (3.02m x 2.41m approx)

Coved and smooth ceiling, laminate floor, radiator, uPVC double glazed window to side.

Shower Room 6'2 x 6'5 approx (1.88m x 1.96m approx)

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

External

The front of the property is paved with gravelled stones and various shrubs, side driveway via double gates lead to the detached garage. The rear garden is tiered with two paved areas and various shrubs and glass house, there is also a further paved area behind the glass house

Council Tax Band

We are advised the Council Tax Band is C

Garage

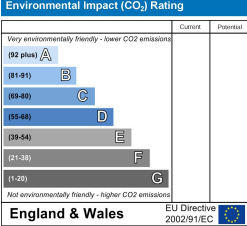
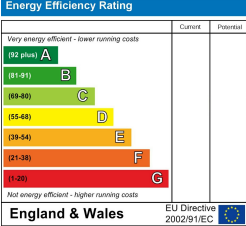
With up and over door

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**



Ground Floor
769 sq.ft. (71.5 sq.m.) approx.



Total Floor Area : 769 sq.ft. (71.5 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.

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