

## 48 Fronhaul, Swiss Valley, Llanelli, Carmartheshire, SA14 8LF



**Asking price £295,000**



Detached three bedroom house on a corner plot with good driveway and detached garage. The property has a conservatory added to the rear, this is in addition to the two receptions. It has two bathrooms to the first floor and a downstairs cloak. There are three bedrooms to the first floor. The property has been a well looked after home by the current owner, with the garden a delight, fully fenced in and offering space to relax, garden or pop in the hot tub which is included in the sale. The area is sought after at the top of Swiss Valley, good schools, and good commuting links. EPC: C Square Metres: 83 Council Tax Band: D

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**RICS**



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PROTECTED



## Porch

Glazed to three sides.

## Entrance Hall

Turn stairs to first floor, under stair cupboard, radiator, wood flooring, window facing front.



## Living Room

16'4" x 9'6" (4.99 x 2.92)

Window facing front, French doors to conservatory, fireplace, electric fire, two radiators, wood flooring.



## Dining Room

11'0" x 7'6" (3.37 x 2.29)

Twin windows to front, door to access garden, radiator, wood flooring, radiator.



## Kitchen

14'7" x 8'3" (4.47 x 2.53)

Range of base and wall units, worktop housing sink, built in oven, four ring gas hob, spaces for fridge freezer & washing machine, part tiled walls, tiled floor, window to rear, door to conservatory, radiator.



## Conservatory

16'5" x 7'2" (5.01 x 2.20)

Sloping glazed roof, glazed to three sides, door to side, wood flooring.



## Downstairs WC

Wc, basin, tiled splashback, radiator.



## FIRST FLOOR

### Landing

Loft access, carpet, cupboard, radiator.



## Bedroom 1

10'9" x 8'5" (3.30 x 2.57)

Window facing front, radiator, carpet, door to en-suite.



## En-Suite

Shower cubicle, basin, wc, radiator, part tiled walls, tiled floor, window facing rear.



## Bedroom 2

9'4"(11'6") x 8'9" (2.87(3.53) x 2.67)

Window to rear with views, built in wardrobes, radiator, carpet.



## Bedroom 3

11'8" x 7'3" (3.58 x 2.22)

Window to front, radiator, carpet, mirrored wardrobes.





## Bathroom

6'5" x 5'7" (1.97 x 1.72)

Bath, basin, wc, part tiled walls, tiled floor, radiator, window facing rear.



## Externally

Front tarmac driveway, landscaped front garden, access gates to side. Rear patio, hot tub included in sale, external lighting, tap, lower lawn area, mature planting, fenced boundary, gravel area, raised deck.



## Garage

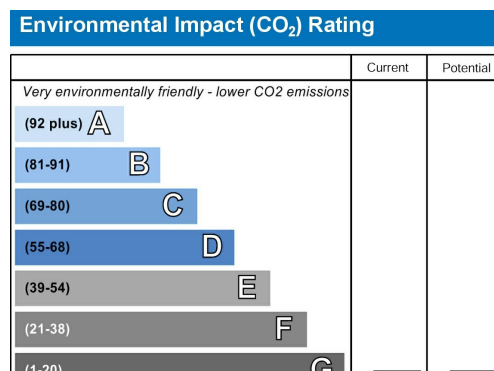
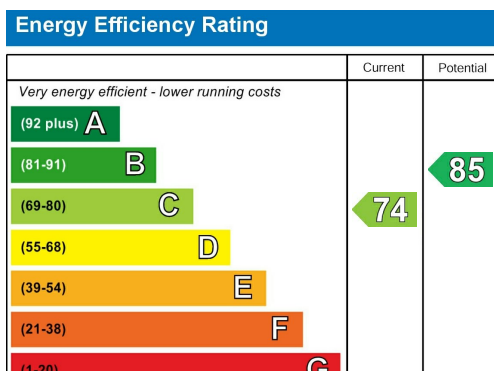
17'8" x 8'7" (5.41 x 2.63)

Up and over door, electrics.



## Services

Advised all mains, wide angled lens has been used on occasion.



**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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

### Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.