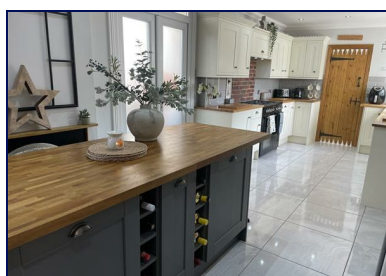


32 Swiss Valley, Llanelli, Carmarthenshire, SA14 8BR



Offers in the region of £379,995



A renovated and refurbished detached house standing elevated from the road on a substantial corner plot in a sought after location on the edge of Llanelli.

The house has undergone extensive modernising since 2016, offering a very stylish spacious home. The hard landscaping in the front garden is ready to landscape to your taste, Garage at road level.

The attic area has been utilised to offer more living space.

Local schools are good, primary and secondary, commuting routes to hand, local shops, butcher, eateries. Plot size 0.13 acres.

A period house perfectly balancing period features with modern living, and that scope to develop the gardens and further off road parking. Rear garden is a good size and large rear shed.

EPC: Pending Square Metres: Pending Council Tax Band: F

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RICS



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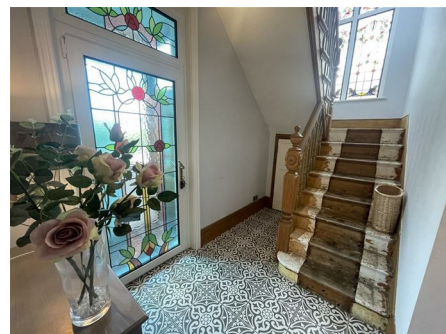
PROTECTED

Porch

Tiled floor, door to hall.

Entrance Hall

Turn stairs to first floor, tiled floor, understair cupboard, radiator.



Front Living Room

13'11" x 11'7" (4.26 x 3.55)

Bay window to front, alcoves, meter cupboards, fireplace, log burner, radiator.



Rear Family Room

14'7" x 16'2"(13'0") (4.45 x 4.93(3.97))

Box bay french doors with side glazed panels to rear garden, inset log burner, radiator, alcoves.



Kitchen Breakfast Room

24'8" x 10'7" (7.53 x 3.23)

Range of base and wall units, ceramic one and half sink, built in dishwasher, space for cooking range, extractor hood, two windows to side, door into side lean too, breakfast bar, exposed brick wall, space for american fridge freezer, radiator, loft access.



Utility Downstairs Wc

9'4" x 5'7" (2.86 x 1.71)

Window to rear, base units, sink, cupboard housing boiler, wc, partial sloping ceiling.



Side Porch/Lean Too

15'3" x 7'7" (4.65 x 2.33)

Glazed to three sides, storage, possibilities to develop further, door to rear.

FIRST FLOOR LANDING

Stained glass window to side and front, turn stairs, stairs to attic area, radiator.



Bedroom 1

16'4" x 12'1" (4.99 x 3.69)

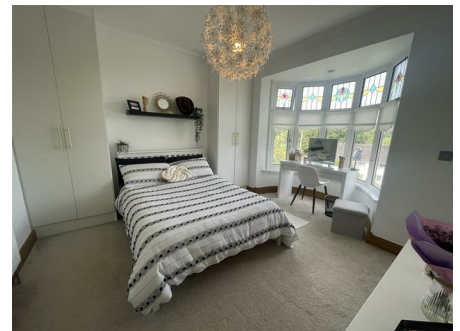
Box bay window to rear, wall of built in wardrobes, radiator.



Bedroom 2

14'1" x 11'4" (4.31 x 3.47)

Bay window to front, with views across Swiss Valley, radiator.



Bedroom 3

8'5" x 8'0" (2.57 x 2.45)

Window to rear, radiator.



Bathroom

9'8" x 5'7" (2.97 x 1.71)

Window to side, freestanding bath, vanity housed wash hand basin, wc, walk in shower, heated towel rail, respatex to walls and ceiling.



Attic Area

22'4"(9'10") x 16'0" (5'11") (6.81(3.00) x 4.88 (1.81))

L-shape, triangular feature window to front, velux to front and rear, stairs from main landing, pitched roof ceiling, exposed beams, 6 built in access into eaves storage, two radiators.



Externally



Garage

17'5" x 10'0" (5.31 x 3.06)

Garage door, electrics.



Services

Advised all mains. Wide angled lens has been used on occasion.

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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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

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