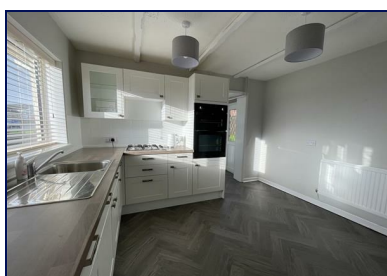


17 Pen Y Bryn, Swiss Valley, Llanelli, SA14 8PS



Offers in the region of £229,950



A detached bungalow located in the popular residential area of Swiss Valley, sits on a good sized corner plot with far reaching views across the town to the Coast.

Ideally situated close to local Primary School and excellent proximity to local pubs and shops. The property has recently undergone refurbishment to include new electrics and offers spacious accommodation with good outside space front and rear, ideal for outdoor entertaining. Added appeal of no onward chain and off road parking to the rear.

Viewing By Appointment.

EPC Rating- C, Square Metres- 71, Council Tax- C

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RICS



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PROTECTED

Front Porch

Glazed to three sides, views. uPVC construction, vinyl flooring.



Hall

uPVC double glazed door, laminate floor, storage cupboard, coved and textured ceiling.



Living Room

15'7" x 11'9" (4.76m x 3.6m)

Two windows to front, radiator, fireplace with marble hearth and surround with coal effect electric fire,



Kitchen

11'10" x 9'3"(11'6" max) (3.63m x 2.83m(3.52 max))

Fitted with base and wall units with complimentary work surfaces, stainless steel sink, integrated electric oven and gas hob, space for fridge freezer, vinyl flooring, part tiled walls, radiator, built in storage cupboard, textured ceiling, window to front,



Utility

5'4" x 6'6" (1.63m x 1.99m)

Plumbing for washing machine, tiled walls, vinyl flooring, wall mounted gas fired central heating boiler, textured ceiling, door to rear, windows to front and side.



Inner Hall

With loft access, radiator, storage cupboard, dado rail.

Bedroom 1

9'11" x 11'10" (3.03m x 3.62m)

Window to rear, radiator, coved and textured ceiling, dado rail, laminate floor.



Bedroom 2

11'6" x 6'6" (3.53m x 2.00m)

Window to rear, radiator, coved and textured ceiling, dado rail.



Bedroom 3

7'11" x 8'7" (2.43m x 2.63m)

French doors to rear, radiator, textured ceiling.



Bathroom

With w.c. and wash hand basin, panelled bath with shower above, tiled walls, laminate floor tiles, coved and textured ceiling, heated towel rail, window to side with obscure glass.



Externally

Front garden laid to lawn with gated side access to rear garden laid to lawn and patio area bordered with ornate chippings, gated rear access to parking area, storage outbuilding with timber door and uPVC double glazed window to side.



Services

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

Ground Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
	64	85			

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.