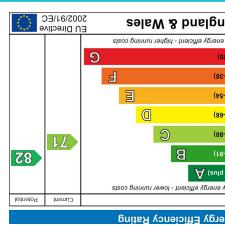




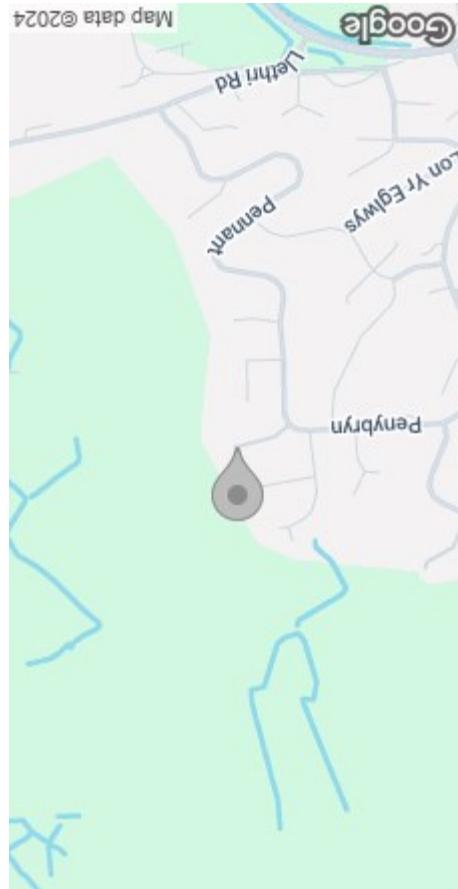
Relocation
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The Property
Ombudsman
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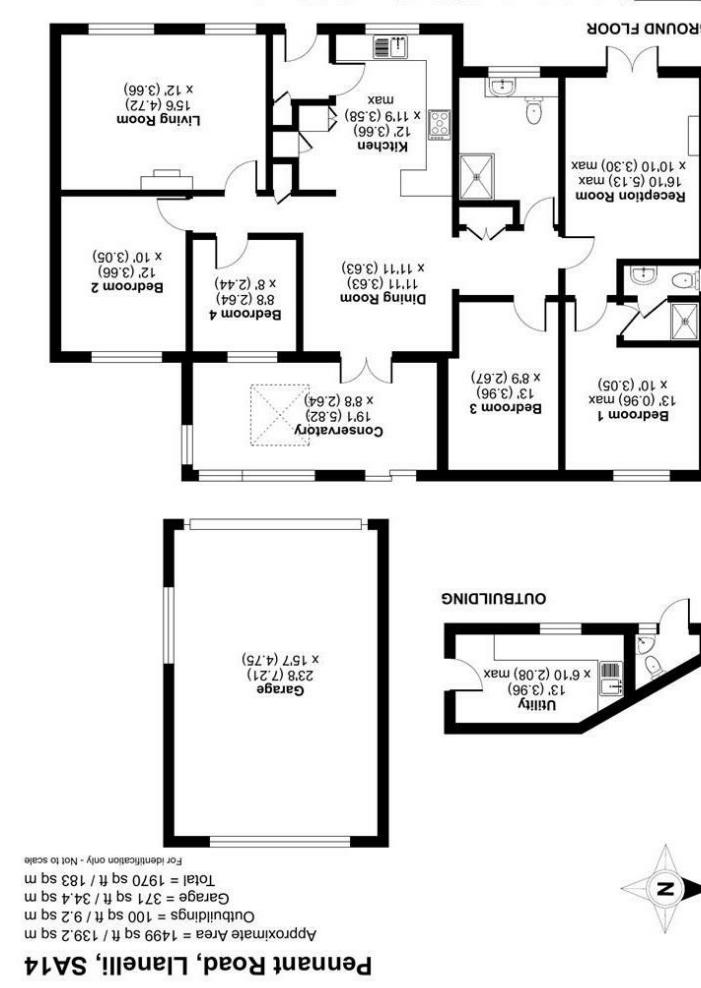
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AREA MAP



FLOOR PLAN



194 Pennant Road
Llanelli, SA14 8LE
Offers Around £260,000



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GENERAL INFORMATION

Nestled in a serene part of Swiss Valley, this charming semi-detached bungalow offers a perfect blend of comfort and space. Boasting 3 reception rooms and 4 bedrooms, this property provides ample living space for a growing family or those seeking room to spread out.

The property features 2 bathrooms, ensuring convenience and privacy for all residents. With parking space for 3 vehicles, accommodating guests or a multi-car household is a breeze. The proximity to Swiss Valley Primary School makes it an ideal location for families with young children.

Situated in a peaceful cul-de-sac, this home offers countryside views at the rear and stunning vistas towards North Gower at the front.

One of the standout features of this property is the annex-style accommodation, offering the potential for extended family living or additional space for guests. The kitchen/dining room serves as the heart of the home, perfect for hosting gatherings and creating lasting memories.

Outside, the property boasts peaceful and secluded gardens that wrap around the home, providing a private oasis for outdoor relaxation. The ample off-road parking and garage facilities add convenience to everyday life.

In summary, this semi-detached bungalow is a rare find, offering a harmonious blend of space, comfort, and tranquillity in a desirable location. Don't miss the opportunity to make this property your own and enjoy the best of living in Swiss Valley.

FULL DESCRIPTION

ENTRANCE HALL

The property is approached via a driveway, flanked to one side by a pleasant and neat lawn with a variety of mature shrubs. There are a few steps with handrail to side up onto a path leading to the front door which opens into the entrance porch which benefits from a tiled floor, storage cupboard and door opening to:

KITCHEN/DINING ROOM

12'0" x 11'8" (max) plus 11'10" x 11'10" (3.66m x 3.56m(max) plus 3.61m x 3.61m)

The kitchen is well appointed and fitted with a range of base, wall and drawer units, space for a dishwasher and range style cooker, a wall-mounted boiler is housed in a matching unit. The kitchen is open to the dining area which makes this space a truly social area and the heart of the property, both areas are light and airy and the dining area provides a further benefit as it opens to:

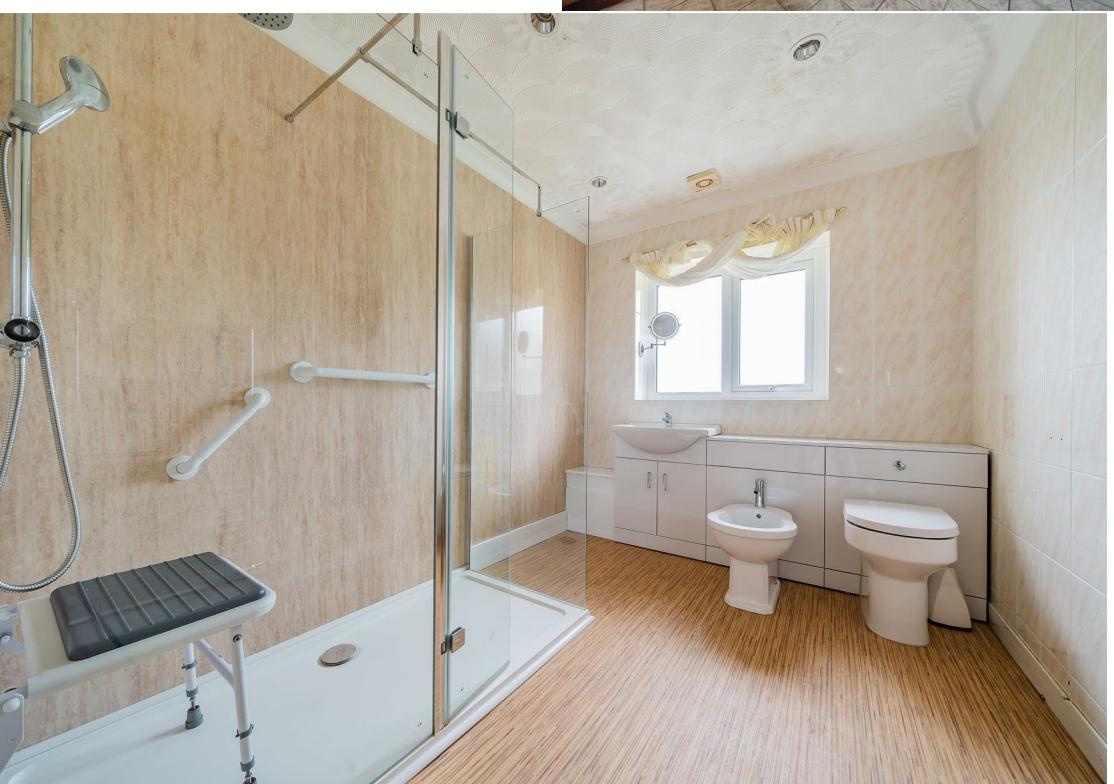
CONSERVATORY

19'1" x 8'7" (5.82 x 2.64)

A truly great space for relaxing and enjoying the rear garden with the added bonus of a solid roof, making this space ideal to use all year round. The windows to the rear and side flood the space with light and on warmer days the french doors to the rear can be thrown open to make easy access and use of the rear garden.

INNER HALLWAY

From the dining area the first of two inner hallways can be found, this hallway has a built - in cupboard, and offers access to the following rooms:



RECEPTION ROOM ONE

15'5" x 12'0" (4.72 x 3.66)

This reception room is flooded with light with two windows to the front which also offer a great outlook. Due to this property's situation in the little cul-de-sac it has the advantage of views towards North Gower.

BEDROOM

12'0" x 10'0" (3.66 x 3.05)

This is the first of four of the bedrooms, it benefits from a range of built in wardrobes offering ample storage, and due to being situated to the rear of the property, as are the other bedrooms, it offers peace and seclusion.

BEDROOM

8'7" x 8'0" (2.64 x 2.44)

There are a range of shelves to one wall in this bedroom making it an ideal study for those requiring home working facilities if use as a bedroom is not required.

SECOND INNER HALLWAY

As the first inner hallway, this area of the property can be found off the dining area. For anyone requiring extended family living, this part of the property in our opinion really lends itself to this option.

RECEPTION ROOM TWO

16'9" x 10'9" (5.13 x 3.30)

Another room that benefits from being light and airy but with the added bonus of French doors at the front of the room opening onto a private and secluded external area of the property.

BEDROOM

12'11" x 8'9" (3.96 x 2.67)

Recently redecorated and as with two of the other bedrooms, it is located to the rear of the property.

BEDROOM

12'11"(max)x10'0" (3.96(max)x3.05)

This room has the added bonus of having its own en-suite facilities, again facing to the rear of the property to give seclusion.

ENSUITE

Comprising of a walk in shower cubicle to the first part, opening to the w.c and wash hand basin area.

FAMILY SHOWER ROOM

This shower room has a lovely modern and contemporary feel, with a wet room style shower with glass screens, a range of fitted bathroom units housing a w.c and wash hand basin.

GARAGE

23'7" x 15'7" (7.21 x 4.75)

Located to the front of the property with an up and over door.

EXTERNAL OUTBUILDING

12'11" x 6'9" max (utility area only) (3.96 x 2.08 max (utility area only))

For those who enjoy al-fresco, entertaining this building is ideal as there is power and water along with a range of kitchen style units and to the back of the building there is a w.c.

DRIVEWAY

In our opinion a good size to accommodate 2/3 cars.

GARDENS

Due to its position in the cul-de-sac this property benefits from gardens to the side as well as rear and front. As previously mentioned, the front garden is laid to lawn with a variety of mature trees. There is a private, walled garden to use from the second reception room, a greenhouse sits to the side of the property which leads to a further lawned area and a raised patio area. From the conservatory at the rear there is a patio.

N.B

Known Consideration: Please be advised that asbestos products may have been used in the original coatings on the walls and or ceilings, original production of **down-pipes, guttering, soil pipes and garage roofs, this list is not exhaustive. We recommend that you conduct your own checks.

