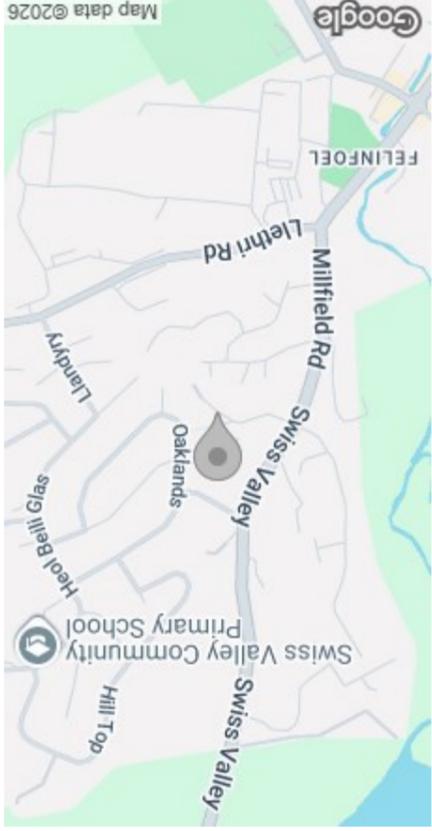


EPC



AREA MAP

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson's Property. REF: 129029. © dawson 2025.



**New Lodge, The Lane, Llanelli, SA14**  
 Approximate Area = 1430 sq ft / 132.8 sq m  
 Garage = 185 sq ft / 17.1 sq m  
 Total = 1615 sq ft / 149.9 sq m  
 For identification only - Not to scale

FLOOR PLAN



**New Lodge The Lane**  
 Swiss Valley, Llanelli, SA14 8DY  
 Offers Around £350,000



## GENERAL INFORMATION

Nestled in the tranquil surroundings of The Lane, Llanelli, this charming four-bedroom detached bungalow offers a perfect blend of comfort and convenience. The lounge provides ample space for relaxation and entertaining guests. With four well-appointed bedrooms, including a master suite with a shower en-suite, this home is ideal for families or those seeking extra space.

The family bathroom is thoughtfully designed, ensuring that all your needs are met. The bungalow is set in a quiet location, allowing for a peaceful lifestyle while still being within walking distance to the picturesque Swiss Valley Reservoir, perfect for leisurely strolls or outdoor activities.

Additionally, the property features a detached garage and a driveway, providing secure parking and extra storage options. This delightful bungalow is not only a wonderful place to live but also a fantastic opportunity for those looking to settle in a serene environment. With its appealing layout and prime location, this home is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely bungalow your own.

## FULL DESCRIPTION

### Entrance

### Hallway

### Lounge

17'5" x 14'8" (5.32m x 4.48m)

### Kitchen

19'8" x 19'2" (6.00m x 5.85m)

### Utility

### Bedroom 1

13'0" max x 12'2" max (3.98m max x 3.71m max)

### Shower En-suite

### Bedroom 2

12'5" x 10'9" (3.81m x 3.30m)



**Bedroom 3**  
13'5" x 9'9" (4.10m x 2.98m)

**Bedroom 4**  
10'7" x 8'1" (3.25m x 2.48m)

### Family Bathroom

**Parking**  
Driveway and Garage (5.65m x 3.04m)

**Council Tax Band = E**

**EPC = F**

### Tenure

Freehold

### Services

Heating System - Combi boiler supplied by Flo Gas  
Mains Electricity, sewerage and water (metered)  
Broadband - The current supplier is Vodafone  
Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

