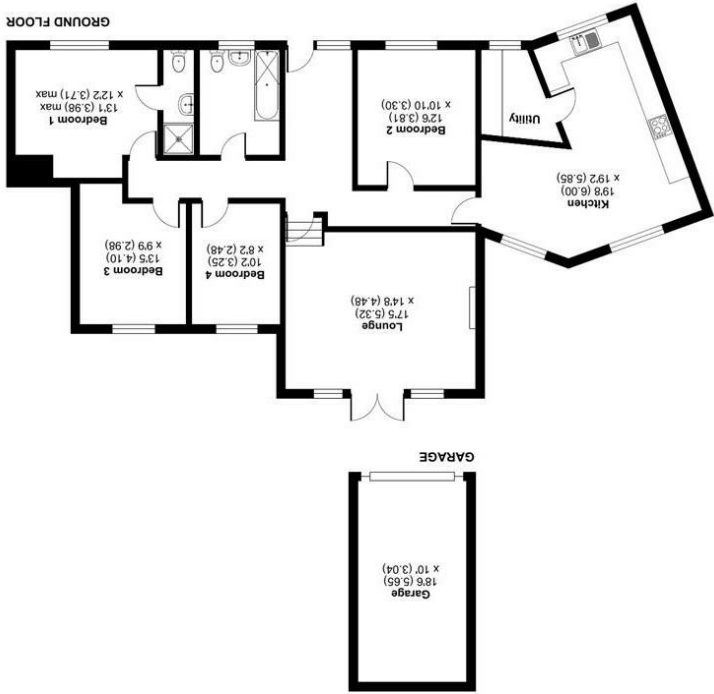
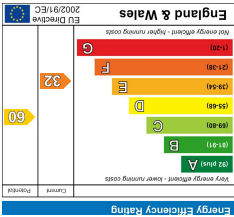
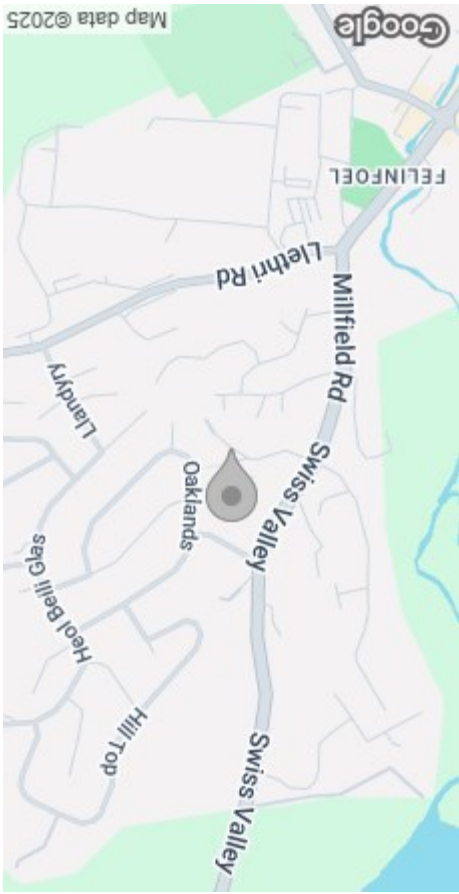


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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. (RPM2 Measurement) © dawsons 2025. Produced for Dawson's Property, REF: 129026



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



EPC

AREA MAP

FLOOR PLAN



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.

