



35 Dan Y Lan, Llanelli, SA14 8BP  
£249,995

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Davies Craddock Estates are pleased to present for sale this charming detached property located in the sought-after area of Dan Y Lan, Llanelli.

The ground floor features a welcoming entrance hallway leading to a bright living room, a formal dining room, and a well-appointed kitchen. The first floor offers three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a private driveway and garage. The rear garden is a standout feature: fully enclosed and impressively spacious, it includes a sheltered area perfectly suited for a hot tub, steps leading down to a generous lawn, and a raised patio—all overlooking a stunning, tranquil wooded backdrop.

Perfectly nestled in the sought-after Swiss Valley area of Llanelli. A stones throw away from the scenic Swiss Valley Reservoir. For families, the home is ideally situated within the catchment of the highly regarded Swiss Valley Community Primary School and is just a short drive from Bryngwyn Comprehensive. Daily essentials are easily managed with a local Co-op nearby, while the extensive retail offerings of Parc Trostre and Parc Pemberton are less than 10 minutes away. With excellent road links via the A4138 leading directly to the M4.

### Entrance

Door into:

### Hallway

Stairs to first floor, under stairs storage cupboard, radiator.

### Living Room

**16'8" x 10'3" approx (5.09 x 3.14 approx)**

Bay window to rear, laminate flooring, feature fireplace with gas fire and surround, radiator, door to side.







## Kitchen

10'2" x 8'3" approx (3.12 x 2.53 approx)

Window to fore, door to side and rear, wall and base units with worktop over, double oven, five ring gas hob with extractor fan over, space for fridge freezer, washing machine and tumble dryer, sink and drainer, tiled flooring, partly tiled walls, radiator.

## Dining Room

10'2" x 8'3" approx (3.12 x 2.54 approx)

Patio doors to rear, laminate flooring, radiator.

## First Floor Landing

Window to fore, airing cupboard housing boiler (Baxi)

## Bedroom One

12'11" x 10'7" approx (3.95 x 3.23 approx)

Window to rear, radiator.

## Bedroom two

14'0" x 8'6" approx (4.27 x 2.61 approx)

Window to rear, radiator.

## Bedroom Three

9'5" x 8'0" approx (2.88 x 2.46 approx)

Window to fore, loft access, radiator.

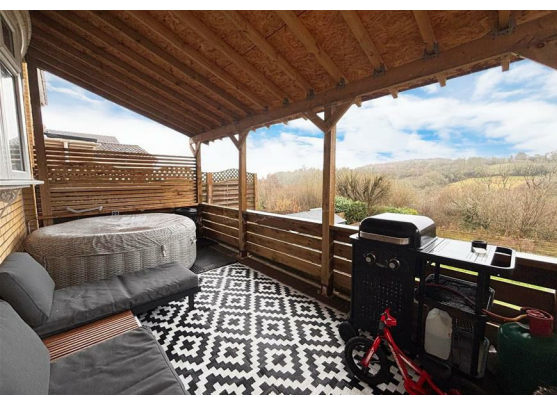
## Bathroom

7'10" x 6'0" approx (2.40 x 1.84 approx)

Window to fore, tiled flooring, partly tiled walls, W/C, panelled bath with shower over, radiator.

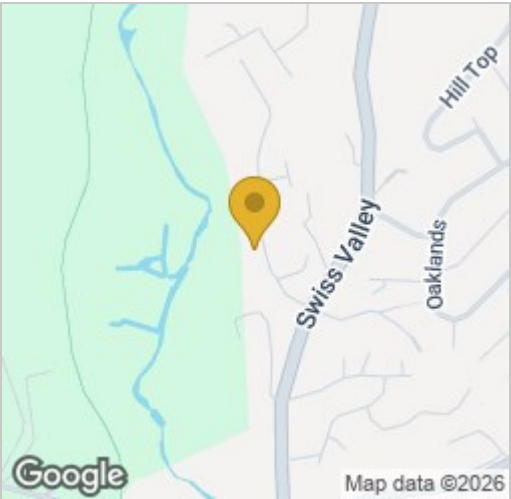
## Externally

Steps down to sheltered patio area, steps down to patio area, lawn area, wooden shed. Garage to front (not inspected)



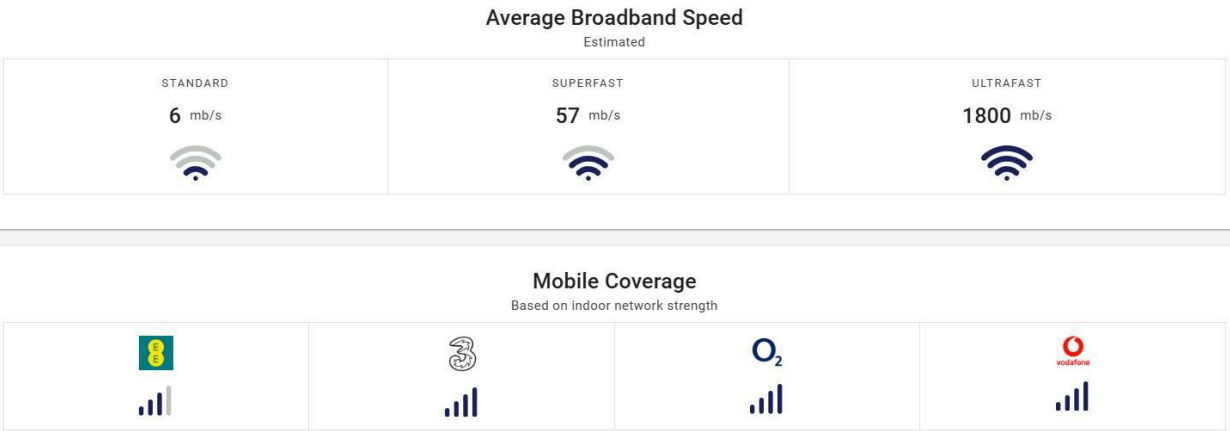


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached Property
- Three Bedrooms
- Two Reception Rooms
- Driveway & Garage
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - D (February 2026)
- Freehold
- Wooded Landscape
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 of representation 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.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

We'd love to hear what you think!

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A REVIEW



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Reviews ★★★★★

