



63 Oaklands, Llanelli, SA14 8DH

£275.000



Davies Craddock Estates are delighted to present for sale this four bedroom detached property set in the sought after location of Oaklands, Swiss Valley.

This much loved home boasts ample living space with extra attic areas which offers lots of potential for remodelling to suit any prospective purchasers requirements.

Benefiting from an extension to the original footprint the property benefits from: lounge, hallway, sitting room, dining room, kitchen, utility room & cloakroom. To the first floor there are four bedrooms, shower room & bathroom.

Externally there is a lawn area to fore and rear with generous paved patio area, off road parking to the side.

Viewing is essential to appreciate what this property has to offer.

The property comes with no onward chain and further comprises:

Entrance

Door into:

Reception Room

17'3" x 13'1" approx (5.28 x 4.00 approx)

French doors to fore, laminate flooring, radiator.

Hallway

Window to side, stairs to first floor, wooden flooring, under stairs storage cupboard, radiator.

Lounge

15'4" x 12'0" approx (4.69 x 3.67 approx)

Window to fore, wooden flooring, gas fire, radiator.

Dining Room

10'2" x 9'2" approx (3.12 x 2.81 approx)

Window to rear, wooden flooring, radiator.

Kitchen

10'11" x 9'6" approx (3.35 x 2.91 approx)

Window to rear, laminate flooring, wall and base units with worktop over, space for cooker, fridge freezer and dishwasher, sink and drainer with mixer tap.

Utility Room

9'1" x 4'5" approx (2.79 x 1.36 approx)

Window and door to rear, tiled flooring, wall and base unit with worktop over, space for washing machine.





Cloakroom

Window to rear, tiled flooring, W/C, wash hand basin.

First Floor Landing

Laminate flooring, two loft access.

Bedroom One

15'6" x 7'5" approx (4.74 x 2.28 approx)

Window to rear, laminate flooring, built in wardrobes, radiator, door into

Shower Room

6'6" x 6'1" approx (1.99 x 1.87 approx)

Window to rear, laminate flooring, shower cubicle, pedestal wash hand basin, radiator.

Bedroom Two

12'5" x 11'5" approx (3.79 x 3.49 approx)

Window to fore, laminate flooring, radiator.

Bedroom Three

8'6" x 8'1" approx (2.61 x 2.47 approx)

Window to fore, storage cupboard, radiator.

Bedroom Four

13'0" x 11'8" approx (3.97 x 3.57 approx)

Windows to fore and side, radiator.

Bathroom

9'4" x 8'1" approx (2.85 x 2.48 approx)

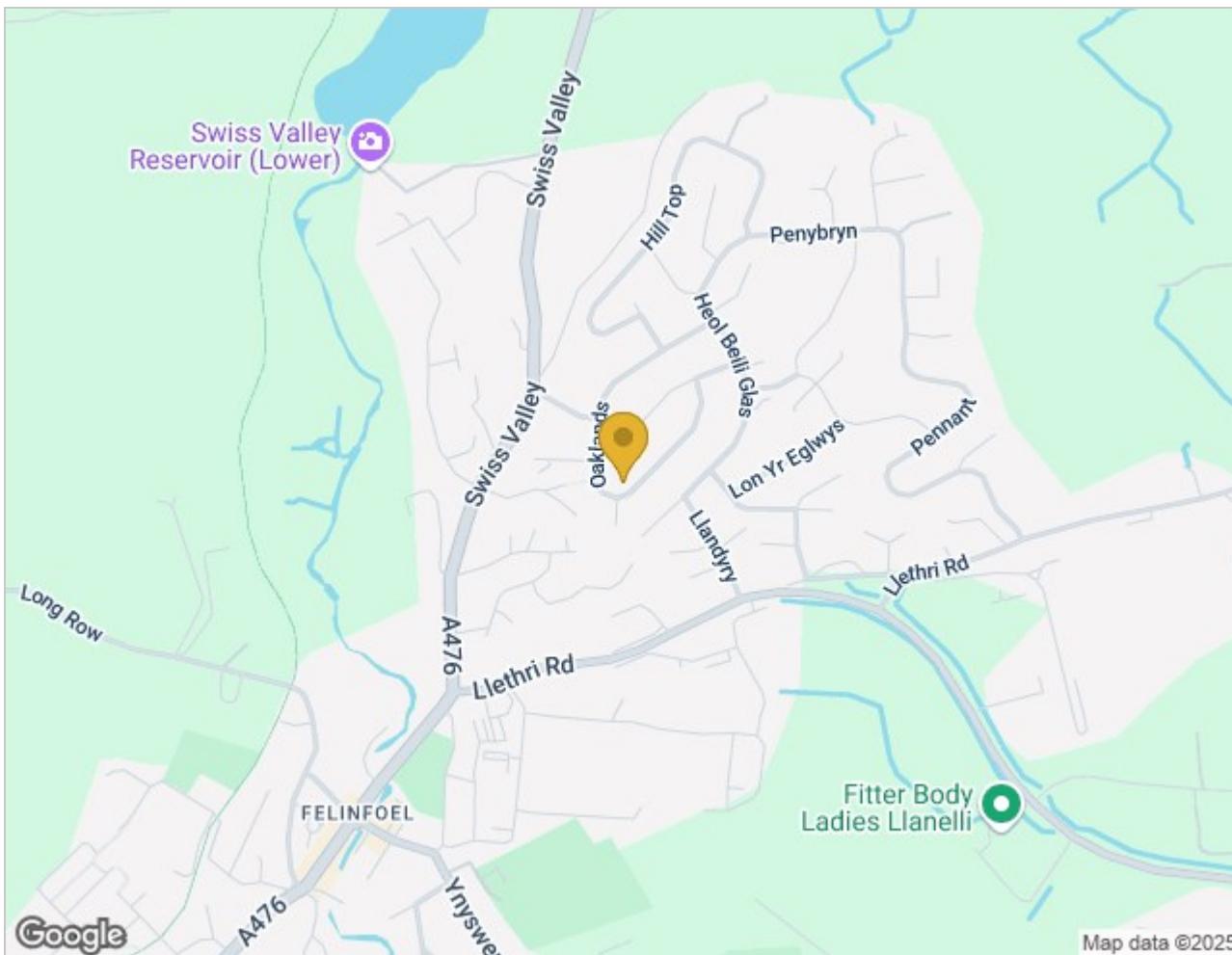
Window to rear, fully tiled walls, jacuzzi bath, pedestal wash hand basin, shower enclosure, radiator.

Separate W/C

Window to rear, laminate flooring, W/C, radiator.

Externally

Lawned area to fore and rear, paved patio area, off road parking to side.



- Detached House
- Four Bedrooms
- Three Reception Rooms
- Freehold
- Council Tax-F (March 25)
- EPC-D
- Approx 138m²
- Mains Gas, Water, Electricity & Drainage
- No Chain
- Popular Location With Off Road Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		59
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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, 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. 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.

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