9 Llys Westfa, Llanelli, SA14 8DG

£350,000

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Est 1978

Davies Craddock Estates are pleased to present for sale this newly renovated detached bungalow, perfectly situated in the quiet cul-de-sac of Llys Westfa, Swiss Valley.

Thoughtfully designed and tastefully decorated to a modern standard throughout, the home opens with a welcoming hallway that leads to a spacious and versatile living room. The heart of the property is the well-appointed kitchen/diner, which is flooded with natural light and ideal for contemporary living. The accommodation further comprises three generous bedrooms, including a master with a private en-suite, and a sleek modern family bathroom. Externally, the property boasts an enclosed rear garden with two lawned areas, while the front offers a private driveway and a convenient double garage.

The property is located in the highly sought-after Swiss Valley area, known for its strong community feel and scenic surroundings. Families will appreciate the proximity to the well-regarded Swiss Valley Community Primary School, while outdoor enthusiasts can enjoy peaceful walks around the nearby Swiss Valley Reservoir. The location offers a range of local amenities, including shops and a post office, and benefits from excellent transport links. With easy access to the M4 motorway for commuting and regular bus services connecting to Llanelli town centre and Prince Philip Hospital, this home perfectly balances village charm with modern convenience.

Early viewing is essential to see what this property has to offer.

Entrance Hallway

Wooden effect laminate, radiator, loft access, storage cupboard

Living Room

22'2" x 13'11" approx. (max) (6.77 x 4.26 approx. (max))

Bay window to front, sliding doors to rear, window to side, wood effect laminate flooring, radiator.

Kitchen Diner

16'8" x 11'6" approx. (5.09 x 3.52 approx.)

Fitted with wall and base units with worktop over, sink with mixer tap, double oven, gas hob with extractor hood over, integrated dish washer & fridge freezer, tiled flooring, tiled splash backs, two windows to side, double doors to rear.

Master Bedroom

10'2" x 10'0" approx. (3.12 x 3.06 approx.)

Sliding doors to rear, fitted wardrobes, radiator, door into

En-Suite

8'4" x 5'11" approx. (2.56 x 1.82 approx.)

Fitted with W/C, hand wash basin, walk in shower, part tiled walls, tiled flooring, window to rear.

Bedroom Two

10'10" x 13'3" approx. (3.31 x 4.04 approx.)

Window to front, radiator.,

Bedroom Three

7'9" x 10'10" approx. (2.37 x 3.31 approx.)

Window to front, radiator.

Bathroom

6'3" x 5'4" approx. (1.91 x 1.65 approx.)

Fitted with W/C, hand wash basin vanity, panelled bath, heated towel rail, airing cupboard, tiled flooring, part tiled walls, window to rear.

External

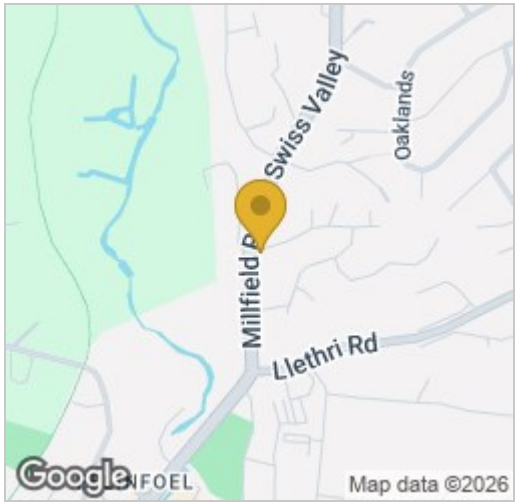
Front : Driveway leading to double garage.
Rear : Enclosed lawn garden with side gated access., steps down to garage

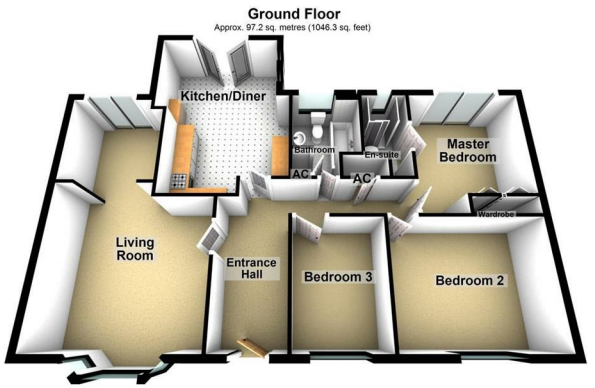
Garage

16'9" x 17'0" approx. (5.13 x 5.19 approx.)

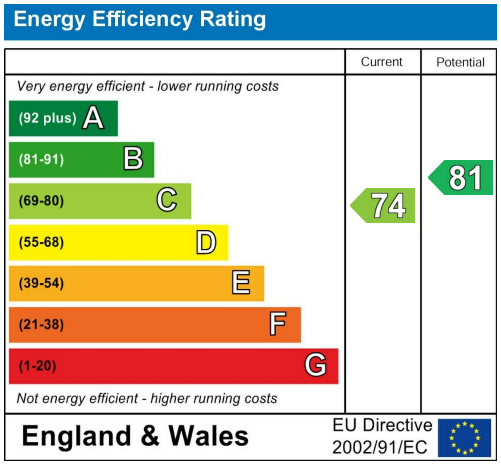
Double electric doors to front.

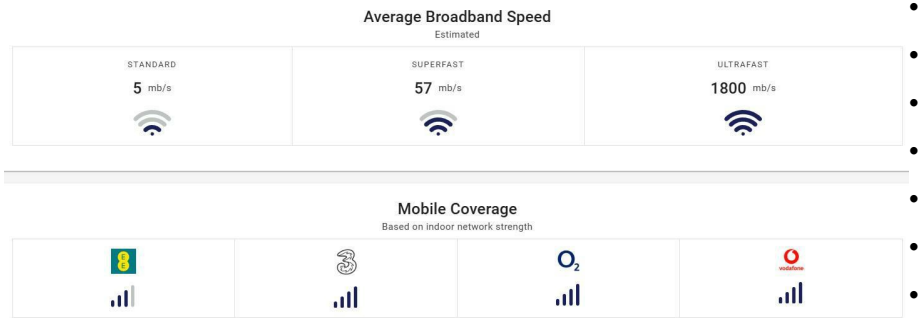
To arrange a viewing on this property or require further information please contact one of our team on 01554 779444





Total area: approx. 97.2 sq. metres (1046.3 sq. feet)





- Detached Bungalow
- Three Bedrooms
- Driveway
- Double Garage
- Newly Renovated
- EPC - C
- Council Tax - E (March 2026)
- Mains, Gas, Electric, Water & Drainage
- Freehold
- Viewing Essential

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 firms 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 fitments 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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