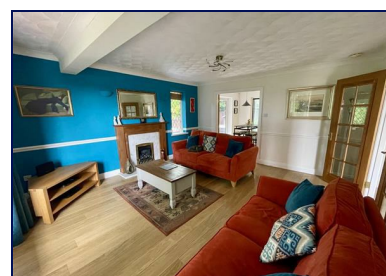
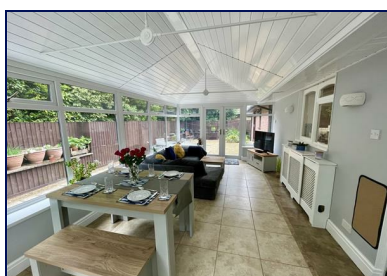


63 Llys Westfa, Llanelli, Carmarthenshire, SA14 8DG



Offers in the region of £475,000



An opportunity to purchase a deceptively spacious detached House, located in the popular area of this select Swiss Valley development. Designed in the 'upside down' style to make the most of the generous sized corner plot with its abundance of established trees, plants and far reaching countryside views to the front. The well presented property offers ample space for family living, whilst the thoughtfully designed garden with a choice of pleasant areas to sit out, hot tub and summer house provide outdoor enjoyment for everyone, perfect for entertaining guests or quiet family evenings.

The accommodation to the ground floor comprises of Hallway, Two Bedrooms, Bathroom, En-Suite and Sitting Room/Diner. A further Three Bedrooms & Bathroom are to the first floor along with another Bathroom, Lounge, Kitchen/Diner and Conservatory with insulated roof.

Viewing by Appointment.

EPC Rating - D, Square Metres - 183, Council Tax - E

Mallard
chartered surveyors · estate agents · lettings

Proudly supporting
maggie's



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk



RICS



naea | propertymark

PROTECTED

Ground Floor

Entrance Hallway

via uPVC double glazed entrance door, tiled flooring, dado rail, coved & textured ceiling, two radiators, cupboard housing wall mounted gas central heating boiler, base & wall unit and plumbing for washing machine.



Walk in Airing Cupboard

Shelving, radiator, tiled flooring, built in storage cupboard.

Bedroom 1

11'5" x 14'5" into bay (3.50 x 4.41 into bay)

uPVC double glazed bay window to front, two radiators, coved & textured ceiling, laminate flooring, dado rail.



En-suite

Fitted with a three piece suite comprising of shower cubicle, low level W.C. and wall mounted wash hand basin with worktop, radiator, extractor fan, tiled walls, coved & textured ceiling.



Bedroom 5

8'5" x 8'7" (2.59 x 2.62)

Currently utilised as a dressing Room, uPVC double glazed window to front, radiator, coved & textured ceiling, fitted wardrobes with sliding mirrored doors.



Bathroom

Fitted with a three piece suite comprising of low level W.C., wash hand basin with vanity unit and shower cubicle, extractor fan, tiled flooring, tiled walls, coved & textured ceiling, radiator.



Sitting Room

10'11" x 22'4" into bay (3.34 x 6.81 into bay)

uPVC double glazed bay window to front, radiator, laminate flooring, smooth ceiling with spotlighting, built in storage cupboard with shelving.



First Floor

Landing

uPVC double glazed windows to front & rear, access to attic space, coved & textured ceiling, dado rail, storage cupboard with shelving.



Lounge

14'6" into bay x 13'10" (4.43 into bay x 4.22)

uPVC double glazed bay window to front, radiator, coved & textured ceiling, laminate flooring, fireplace with marble hearth & surround and coal effect gas fire, dado rail, glazed French doors into:



Kitchen

19'8" x 9'4" (6.00 x 2.87)

Fitted with a range of base & wall units with granite worksurface over, 1 1/2 stainless steel sink unit, built in electric oven, grill & 4 ring hob with extractor hood over, space for undercounter fridge & freezer, integrated dishwasher, tiled flooring, partly tiled walls, vertical radiator, timber glazed window to rear, smooth ceiling, uPVC French doors to side, aluminium sliding doors to:



Conservatory

19'3" x 10'8" (5.89 x 3.26)

of uPVC double glazed construction with dwarf wall, radiator, tiled flooring, uPVC double glazed doors to side, insulated uPVC roof.



Bedroom 2

11'8" x 10'1" (3.58 x 3.09)

uPVC double glazed sliding door to rear, radiator, textured ceiling, fitted wardrobes, drawer units & desk.



Bedroom 3

8'8" x 14'6" (2.66 x 4.44)

uPVC double glazed window to front, radiator, dado rail, textured ceiling, fitted wardrobe & drawer unit, built in wardrobe, laminate flooring.



Bedroom 4/Study

8'2" x 8'8" (2.49 x 2.66)

uPVC double glazed window to front, radiator, textured ceiling, built in wardrobe, laminate flooring, dado rail.



Bathroom

Fitted with a three piece suite comprising of low level W.C., wash hand basin set in vanity unit and panelled bath with shower over, extractor fan, tiled flooring, tiled walls, smooth ceiling & spotlighting, uPVC double glazed window to rear with obscure glass.



External

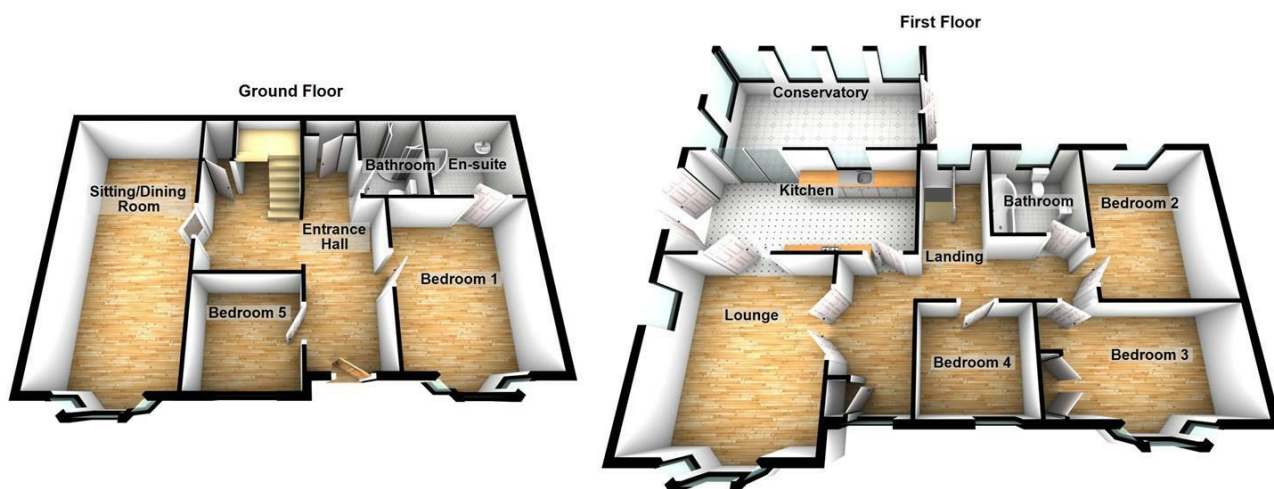
Block paved driveway bordered by an abundance of established trees & shrubbery, side access leads to rear with block paved pathway, timber storage shed, decking, Hot tub, steps to tiered area of the garden with various trees & shrubbery, paved patio, area laid with ornamental chippings, flower bed, area fenced off for bins etc.



Summer House

With electric & lighting, timber glazed French doors.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1

You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.