A large, light gray, stylized letter 'S' is centered on the page, serving as a background for the text.

**S I L V E R
O A K**

P R O P E R T Y

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11 Cribyn Close, Swiss Valley,
Llanelli, SA14 8DR
£442,995.00

- FOUR DOUBLE BEDROOMS
- ADDITIONAL ATTIC ROOM USED AS A BEDROOM
- GARAGE AND DRIVEWAY
- UTILITY ROOM AND WORKSPACE
- TWO LIVING ROOMS AND DINING ROOM
- VIEWING IS ESSENTIAL TO APPRECIATE
- DETACHED HOUSE
- COUNCIL TAX BAND F

360° tour:
youtube.com/watch?v=LV6m4qAK74k



Silver Oak Property is delighted to present this beautiful four-bedroom detached house for sale at 11 Cribyn Close, Swiss Valley, Llanelli, SA14 8DR. This charming residence features four spacious bedrooms, one of which includes an ensuite bathroom, with a family bathroom on the first floor. In addition to the four bedrooms, there's a versatile attic room currently serving as an additional bedroom, providing ample space for your family's needs.

The property includes a convenient driveway and a garage, ensuring ample parking space. Inside, you'll discover a utility room and additional room/workspace, perfect for those with various interests or hobbies. The house also offers two generous living rooms, downstairs cloakroom and a dining room, providing flexibility and space for relaxation, entertainment, and family gatherings.

Situated in one of Llanelli's most sought-after areas, this property presents a fantastic opportunity to enjoy a comfortable and vibrant lifestyle within a thriving community. Don't miss the chance to make this wonderful home your own. Contact us today to schedule a viewing and experience the charm of 11 Cribyn Close for yourself.

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GROUND FLOOR:**Front Living Room:**

2.99m x 3.11m (9ft 9.8in x 10ft 2.4in) approx.

Features: Solid wood flooring, plastered walls and ceiling, chandelier light fitting, uPVC window to the front, radiator.

Back Living Room:

5.75m x 3.95m (18ft 10.37in x 12ft 11.51in) approx.

Features: Solid wood flooring, plastered walls and ceiling, 2x chandelier light fittings, uPVC French double door to the back, 2x radiators, fireplace with wooden surround.

Hallway:

Features: Solid wood flooring, plastered walls and ceiling, chandelier light fitting, uPVC window and door to the front, radiator.

Cloak Room:

Features: Solid wood flooring, plastered walls and ceiling, light fitting, uPVC window to the front.

Kitchen:

5.14m x 4.05m (16ft 10.36in x 13ft 3.44in) approx.

Features: Tiled floor, plastered walls and ceiling, range of kitchen units with matching worktop, range cooker, integrated dishwasher, uPVC window to the back, radiator, sink with mixer tap, 2x light fittings.

Dining Room:

Diamond shape, 2.78m x 2.79m (9ft 1.6in x 9ft 1.8in) approx.

Features: Solid wood flooring, plastered walls and ceiling, 4x

spotlight, uPVC window to the front, radiator.

Utility Room:

1.59m x 2.99m (5ft 2.6in x 9ft 9.8in) approx.

Features: Range of kitchen units, space for washing machine and tumble dryer, tiled floor, plastered walls and ceiling, uPVC window and door to the side, stainless steel sink with hot and cold taps, radiator.

Additional room /**Workspace:**

3.00m x 2.78m (9ft 10.1in x 9ft 1.7in) approx.

Features: Tiled floor, plastered walls, uPVC window to the back, combi boiler, worktop, radiator, door to the garage.

FIRST FLOOR:**Master Bedroom:**

2.94m x 4.36m (9ft 7in x 14ft 3.6in) approx.

Features: Cream carpet, plastered walls and ceiling, uPVC window to the front, radiator, light fitting, built-in wardrobe.

Ensuite:

1.67m x 2.36m (5ft 5.74in x 7ft 8.91in) approx.

Features: Wooden flooring, tiled splashbacks, plastered walls and ceiling, light fitting, uPVC window to the front, radiator, airing cupboard, two-piece white suite with chrome fittings, shower cubicle with mains shower.

Bedroom 2:

L-shaped, 3.07m x 4.53m (10ft 1.3in x 14ft 10.6in) approx.

Features: Cream carpet, plastered walls and ceiling, uPVC window to the back, radiator, light fitting.

Family Bathroom:

2.13m x 2.66m (6ft 11.85in x 8ft 8.72in) approx.

Features: Wooden flooring, tiled splashbacks, plastered walls and ceiling, light fitting, uPVC window to the back, radiator, three-piece white suite with chrome fittings, shower cubicle with mains shower.

Bedroom 3:

3.24m x 2.14m (10ft 7.8in x 7ft 0.3in) approx.

Features: Cream carpet, plastered walls and ceiling, uPVC window to the back, radiator, light fitting.

Bedroom 4:

3.11m x 2.83m (10ft 2.4in x 9ft 3.8in) approx.

Features: Cream carpet, plastered walls and ceiling, uPVC window to the front, radiator, light fitting, built-in wardrobe.

Attic:

7.19m x 4.16m (23ft 7.4in x 13ft 7.5in) approx. (width measured at the lower point of the wall)

Features: Attic room currently used as a bedroom, blue carpet, plastered walls and ceiling, 2x Velux-type uPVC windows to the back, 2x radiators, 4x halogen spotlights.

Garden:

Features: Patio and green area, shed.

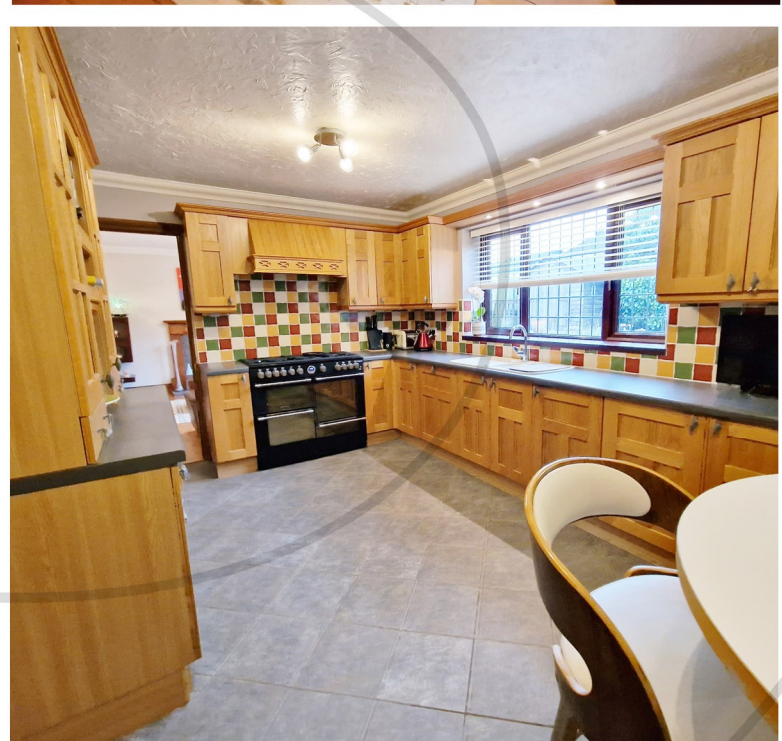
Garage

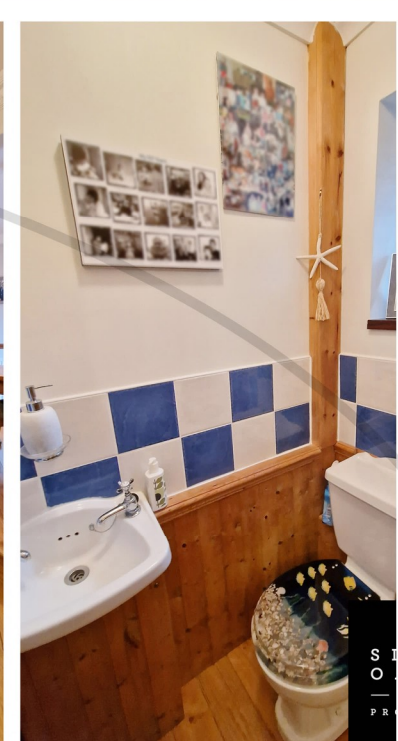


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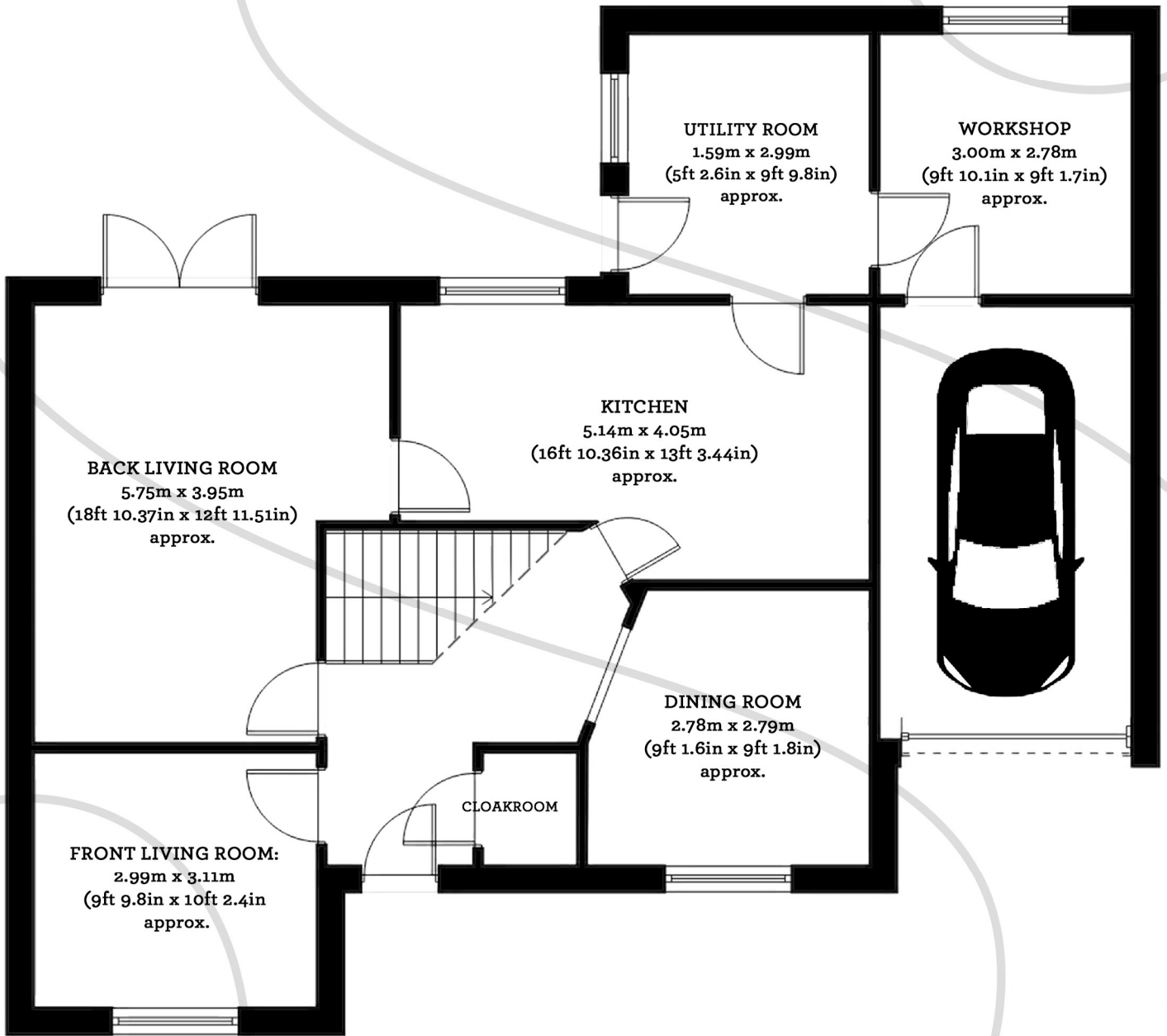


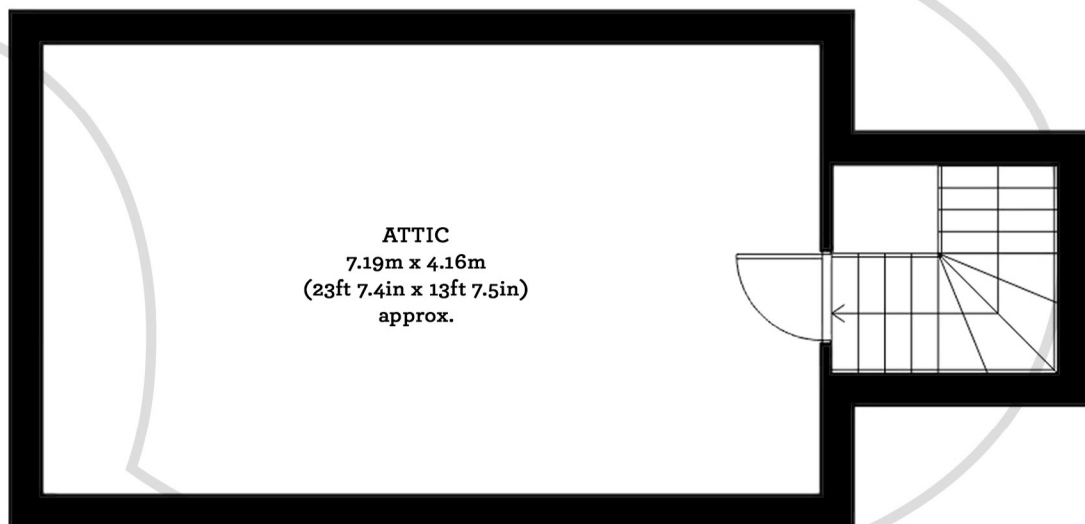
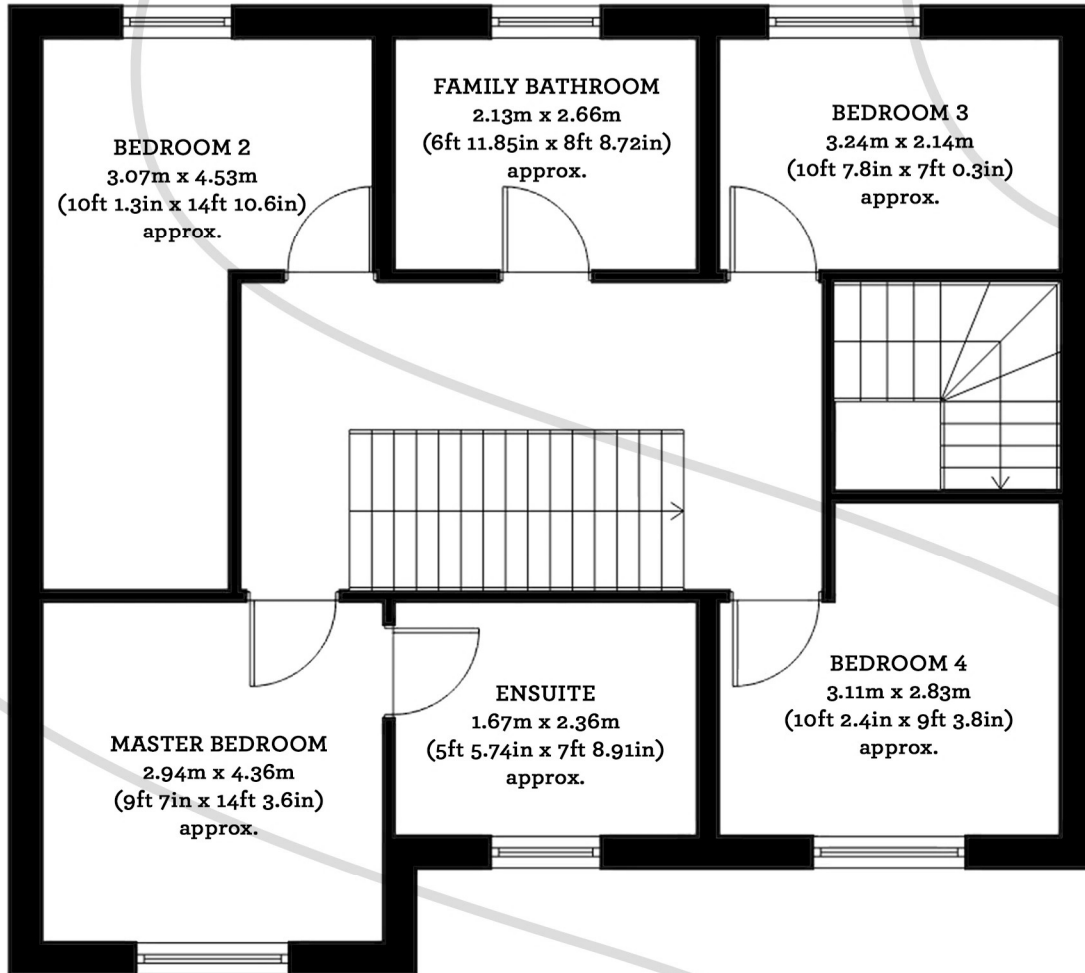
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11 Clos Cribyn LLANELLI SA14 8DR	Energy rating C	Valid until: 31 October 2033
		Certificate number: 7505-3931-5200-2367-7204

Property type	Detached house
Total floor area	194 square metres

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office arranging viewing especially if you are travelling any distance. **IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains, and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances, and equipment referred to in the sales details have not been tested, and no warranty can, therefore, be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. **ALL DIMENSIONS ARE APPROXIMATE.** Viewing by appointment only with Silver Oak Property on 07595939335

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