



176 Felinfoel Road, Llanelli, Carmarthenshire SA15 3NJ
£230,000

Willow Estates have the pleasure in offering FOR SALE a well presented THREE BEDROOM DETACHED BUNGLAOW. Offering views to the front and well maintained gardens to the front and rear, this is a versatile property with plenty of original features, with the benefit of off road parking, its location also offers good transport links and the Village amenities of Felinfoel are within walking distance, viewing is Highly Recommended. Briefly comprising of Entrance Porch, Living Room, Kitchen /Diner, Bathroom Three Bedrooms and Attic Room. Externally there are Front and Rear gardens and Off Road Parking. EPC: D



Entrance:

Via door into:

Entrance Porch:

Textured ceiling, windows to side and front, tiled floor, steps and second entrance door into:

Lounge: 17'3 (max) x 13'3 (max) (approx) (5.26m (max) x 4.04m (max) (approx))

Plate rail, uPVC double glazed window to front with views over the garden, uPVC double glazed window to side, two radiators, feature fireplace door into:

Inner Hallway:

Plate rail, wood block flooring, pull down ladder to loft room,

Bedroom One: 15'4 (max) x 13'2 (max) (approx) (4.67m (max) x 4.01m (max) (approx))

Textured ceiling, plate rail, uPVC double glazed window to front with views, uPVC double glazed window to side, radiator, wall mounted vertical radiator, feature fireplace,

Kitchen/Dining Room: 16'7 (max) /10'3 x 14'7/ 10'3 (approx) (5.05m (max) /3.12m x 4.45m/ 3.12m (approx))

Textured and beamed ceiling, sky light, velux window, windows to front and side, extractor fan, wall mounted vertical radiator, part linolium flooring, part wood block flooring, storage cupboard housing wall mounted ideal boiler, Ingleknook fireplace with gas log burner. A range of wall and base units with complimentary work surfaces over, electric hob, eye level double oven, one and a half stainless steel sink units with mixer tap, space for washing machine, space for table and chairs, door into:

Rear Hall:

Textured ceiling, part wood block flooring and ceramic tiles, uPVC double glazed window to side, uPVC double glazed door to rear.

Bathroom: 10'4 (max) x 8'4 (max) (approx) (3.05m/1.22m (max) x 2.54m (max) (approx))

Textured ceiling, uPVC double glazed window to rear, wall mounted vertical radiator, linolium flooring. Low Level W.C, wash hand basin set on base unit with complimentary surface, bath and separate shower cubicle.

Bedroom Two: 14'6 (max) x 11'3 (max) approx (4.42m (max) x 3.43m (max) approx)

Textured and coved ceiling, uPVC double glazed window to side and rear, radiator.

Bedroom Three: 11 x 8'2 (approx) (3.35m x 2.49m (approx))

Textured ceiling access to loft uPVC double glazed window to rear. radiator.

Attic Room: 18'9 (max) x 21' (max) approx (5.72m (max) x 6.40m (max) approx)

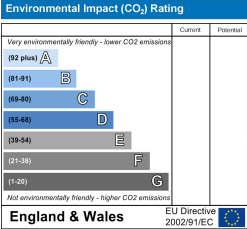
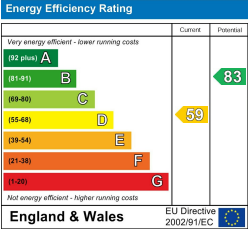
Wooden beams, dormer uPVC double glazed window to front, velux window, two radiators, fitted cupboards.

External:

To the front of the property is off road parking for several vehicles, steps lead up to the well maintained gardens, laid mainly to lawn bordered with a variety of mature shrubs, trees and plants, further steps lead up to the front and side of the property, with gated side pedestrian access leading to the rear garden with a patio area, decorative stone area, steps leading up to the lawned area with raised borders with shrubs and plants, Storage Shed.

Property Disclaimer

PLEASE NOTE: All sizes 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 check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens 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



GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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