



3 Llethri Road, Llanelli, Carmarthenshire SA14 8HT £230,000

Welcome to Llethri Road in the charming village of Felinfoel. This delightful semi-detached house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The layout includes three inviting reception rooms, providing ample room for relaxation and entertainment. The house boasts an upstairs bathroom and a convenient downstairs cloakroom, ensuring that the needs of a busy household are met with ease. The spacious interiors are complemented by lovely gardens, creating a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Parking is a significant advantage of this property, with space for up to five vehicles, including a garage, making it perfect for families with multiple cars or for those who enjoy hosting guests. Within walking distance of village amenities, local schools and Swiss Valley Reservoir, this semi-detached house on Llethri Road presents an excellent opportunity for anyone looking to settle in a welcoming community while enjoying the comforts of a spacious and well-equipped home. Don't miss the chance to make this lovely property your own. Council Tax Band D, Tenure Freehold, EPC: D.



Entrance:

Via uPVC entrance doors into:

Porch:

Smooth ceiling, uPVC entrance door into:

Entrance Hallway:

Textured ceiling, uPVC double glazed window to side, radiator, under stairs storage cupboard , cupboard with uPVC window to front, stairs to first floor, doors into:

Lounge: 18'1 x 11'8 max approx (5.51m x 3.56m max approx)

Textured and coved ceiling, uPVC double glazed window to front, radiator, feature fireplace with electric fire, french doors into:

Dining Room: 12'4 x 11'9 approx (3.76m x 3.58m approx)

Textured and coved ceiling, uPVC patio doors, into conservatory, radiator.

Conservatory: 9'8 x 9'6 approx (2.95m x 2.90m approx)

uPVC windows and doors, radiator, tiled floor.

Kitchen: 12'4 x 10'5 approx (3.76m x 3.18m approx)

Smooth and coved ceiling, uPVC double glazed window to rear, part tiled walls, radiator, laminate flooring. Range of wall and base units with complimentary work surfaces over, stainless s steel sink unit with mixer tap and drainer, four ring gas hob with extractor hood over, integrated electric oven, integrated fridge freezer, space and plumbing for washing machine. Door into pantry (with obscured uPVC window to side and shelving) . Door into:

Inner Hallway:

Smooth and coved ceiling, radiator, uPVC double glazed door to rear, laminate flooring door into:

Cloakroom:

Smooth and coved ceiling, obscured uPVC window to side, part wood panelled walls, laminate flooring, low level w.c, wall mounted hand basin.

First Floor:

Landing:

Smooth ceiling, uPVC double glazed window to side, access to loft, radiator, airing cupboard housing wall mounted boiler, radiator and shelving.

Bedroom One: 15'2 x 12 approx (4.62m x 3.66m approx)

Textured and coved ceiling, uPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom Two: 14'1 x 11'9 approx (4.29m x 3.58m approx)

Smooth and coved ceiling, uPVC double glazed window to front, radiator

Bedroom Three: 15'6 x 9'1 approx (4.72m x 2.77m approx)

Smooth and coved ceiling, uPVC double glazed window to rear, radiator

Bathroom: 7' x 6'4 approx (2.13m x 1.93m approx)

Panelled ceiling with spotlights, uPVC double glazed windows to rear, tiled walls, wall mounted vertical towel heater, tiled floor. Four piece suite comprising of Corner bath, shower cubicle, low level W.C , vanity wash hand basin and cupboard.

External:

To the front of the property is a driveway for several vehicles, leading to the detached garage, a path also leads up to the house and side and front garden which is laid to lawn. To the rear of the property is a good size low maintenance garden with a patio area and and step up to a tiered lawn laid with artificial grass. Raised borders, Storage shed with electric,

Garage:

Electric installed, up and over door.

Tenure:

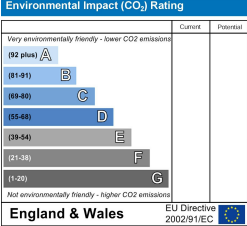
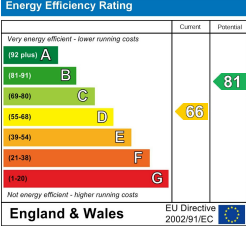
We have been advised that the property is freehold,

Council Tax Band:

We are advised that the property is Council Tax Band D.

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



1ST FLOOR



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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