



15 Ynys Wen, Llanelli, Carmarthenshire SA14 8BE
£179,000

A rare opportunity to own this bright and beautiful Three Bedroom semi-detached Home, in the heart of Felinfoel , a much sought after Village. Blending timeless character with modern finishes, this Property comprises Entrance, Vestibule, Hallway, Lounge, Dining Room, Kitchen, Bathroom, Conservatory. Perfect for Families and Professionals who are looking for Comfort and Convenience. Enclosed rear Garden, mature fruit trees and shrubs, Out door W.C, Lawn and Patio Area. This Property is close to All local amenities, Schools, Prince Philip Hospital. Early Viewing is a must to appreciate All this Property has to Offer. Energy Rating D, Tenure: Freehold, Council Tax Band C



Entrance

Via uPVC double glazed door into:

Vestibule 3'5 x 4'06 approx (1.04m x 1.37m approx)

Original tiled floor, dado rail, wood and glazed door into:

Hallway 3'62 x 10'19 approx (0.91m x 3.05m approx)

Dado rail, laminate floor, stairs to First Floor, radiator

Lounge 12'9 x 10'8 approx (3.89m x 3.25m approx)

Coved ceiling, uPVC double glazed window to front, Cast iron fireplace, marble hearth, laminate flooring, Two alcoves, radiator, front facing, satellite TV point

Dining Room 13'0 x 12'0 approx (3.96m x 3.66m approx)

Coved ceiling, feature wood burning stove, two storage cupboards, one houses Worcester Combi Boiler, uPVC double glazed Patio doors to Conservatory, laminate floor, radiator, door into:

Kitchen 9'13 x 8'6 approx (2.74m x 2.59m approx)

Plain and coved ceiling, Kitchen comprising of wall and base units with complimentary work surface over, integrated oven and electric hob with extractor fan over, decorative tiled walls around work surface, stainless steel sink, uPVC double glazed window to side, under stairs storage cupboard providing Pantry with shelving and units, door into:

Bathroom 9'13 x 5'8 approx (2.74m x 1.73m approx)

Plain ceiling, uPVC double glazed window to rear, Contemporary Three piece suite, walk-in shower in enclosed glass screen, tiled walls around, bath with showerhead over, wash hand basin in vanity unit, low level toilet, access to loft, radiator, laminate floor.

Conservatory 7'07 x 13'13 approx (2.31m x 3.96m approx)

Of uPVC and dwarf wall construction, Blue Glass roof, radiator, laminate floor, uPVC double glazed windows all round, uPVC double glazed Patio doors leading to rear.

Landing 5'8 x 15'13 approx (1.73m x 4.57m approx)

Access to Loft, smoke detector, uPVC double glazed window to rear, fully carpeted stairs and landing, secure storage unit on Landing.

Bedroom One 10'5 x 11'0 approx (3.18m x 3.35m approx)

uPVC double glazed window to front, radiator, blackout blinds

Bedroom Two 10'4 x 12'1 approx (3.15m x 3.68m approx)

Plain ceiling, uPVC double glazed window to rear, radiator, blackout blinds

Bedroom Three 5'8x 7'96 approx (1.73mx 2.13m approx)

uPVC double glazed window to front. blackout blinds

External:

To front: Enclosed forecourt with flower beds, traditional metal railings, side gated access to rear.

To Rear: Enclosed Private Garden, mature lawn, fruit trees, hydrangeas, climbing roses, vegetable patch, Large patio Area for entertaining, stone brick outbuilding part W.C., part storage, outside tap, security light

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

Tenure

We are advised the Property is Freehold

Council Tax Band

We are advised Council Tax Band is C

Energy Rating

We are advised Energy Rating is D

