



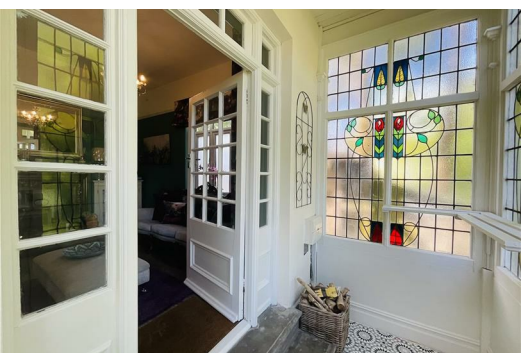
174 Felinfoel Road, Llanelli, Carmarthenshire SA15 3NJ

£230,000

Nestled on the charming Felinfoel Road in Llanelli, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal residence.

The inviting reception room serves as the heart of the home, providing a warm and welcoming space for relaxation and entertaining. The layout is thoughtfully designed to maximise space and natural light, creating an airy atmosphere.

This charming residence is perfect for those who appreciate single-storey living, offering both practicality and comfort. Whether you are looking to downsize or seeking your first home, this bungalow on Felinfoel Road presents an excellent opportunity to enjoy a delightful lifestyle in Llanelli. Don't miss the chance to make this lovely property your own. Energy Rating C, Tenure is Freehold, Council Tax Band D. Viewing A Must. NO ONWARD CHAIN



Porch 10'06 x 4'8 approx (3.20m x 1.42m approx)

Original and attractive stained glass windows all round, tiled floor, wood and glazed door, steps up into:

Lounge 17'0 x 12'9 approx (5.18m x 3.89m approx)

Dado rail, uPVC double glazed window to side, radiator, uPVC double glazed window to front, feature fireplace, with cast iron mantle and surround, working log burner, Two alcoves, laminate floor, door into:

Hallway 3'0 x 7'7 approx (0.91m x 2.31m approx)

Plain ceiling, smoke detector, access to loft, dado rail, pull down ladder

Bedroom One 11'2 x 16'18 (into bay) approx (3.40m x 4.88m (into bay) approx)

Plain ceiling, uPVC double glazed bay window to front, uPVC double glazed window to side, radiator

Bedroom Two 10'8 x 14'5 approx (3.25m x 4.39m approx)

Plain ceiling, uPVC double glazed patio doors to rear, dado rail, uPVC double glazed window to side, radiator,

Bathroom 7'73 x 11'2 approx (2.13m x 3.40m approx)

Plain ceiling, spot lighting, uPVC double glazed window to rear, roll top bath, low level toilet, pedestal wash hand basin, shower in glass enclosure, perspex walls around, laminate floor, storage area, wall mounted towel rail, towel radiator, wood walls to half around.

Kitchen 11'7 x 14'4 approx (3.53m x 4.37m approx)

Plain ceiling, spot lighting, feature light pendant, uPVC double glazed windows x Two to rear, uPVC double glazed window to side, radiator, space for Fridge Freezer, space for 6 ring Gas hob and electric oven, double oven, extractor hood over, under counter fridge freezer, Kitchen comprising of wall and base units, with complimentary work surface over, One and a half sink unit, integrated dish washer, Island comprising of Worktop and storage, wall mounted boiler, laminate floor, wood and glazed door into:

Utility 7'3 x 8'78 approx (2.21m x 2.44m approx)

Of brick and uPVC construction., dwarf tiled walls to half around, uPVC windows all round, uPVC double glazed door to front, uPVC double glazed door to rear, wash hand basin with mixer tap over, space for washing machine, radiator, laminate floor.

External

To front of Property:

Garage and Two/Three spaces providing Off Road Parking, Steps on different levels, leading up to Entrance of Property. Mature Trees and Shrubs, access to side of Property via Utility door.

To Rear: Enclosed rear Garden, Mature Trees and Shrubs, Storage Shed and Log Store

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

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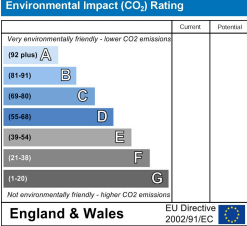
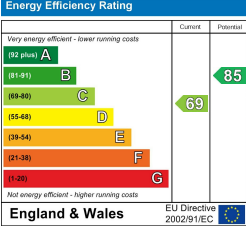
We are advised the Property is Freehold

Energy Rating

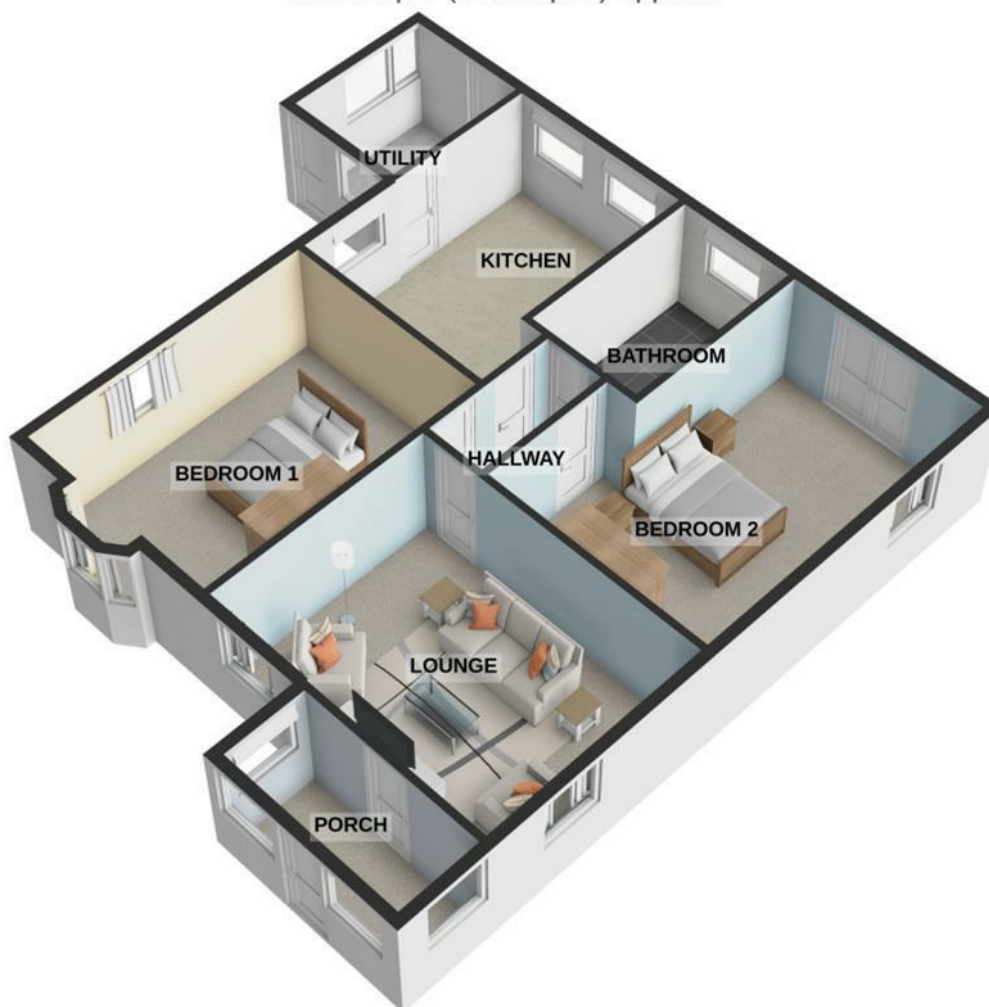
We are advised Energy Rating is C

Council Tax Band

We are advised the Council Tax Band is D



GROUND FLOOR
1002 sq.ft. (93.1 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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