

## 16 Dan Yr Allt, Llanelli, SA14 8AT



**Asking price £124,950**



An opportunity to purchase a three bedroom, semi detached house, recently updated, located in the village of Felinfoel. The property is situated close to local Primary and Comprehensive Schools, Prince Phillip Hospital and within good proximity for access to M4/J48 at Hendy. The accommodation comprises of Entrance Hallway, Lounge, Kitchen/Diner, Three Bedrooms and Bathroom. Externally there is off road parking to the front and good sized rear garden with patio. No Chain. Viewing by Appointment.

EPC Rating - D Square Metres- 71 Council Tax - B

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**RICS**



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PROTECTED

## Entrance

Via uPVC double glazed entrance door into:

## Entrance Hallway

Smooth ceiling, stairs to first floor.

## Lounge

16'11" x 13'3" (into bay) (5.17 x 4.06 (into bay))

Smooth & coved ceiling, uPVC double glazed bay window to front, radiator, marble fireplace, hearth & surround with coal effect electric fire.



## Kitchen/Diner

10'1" x 15'7" (3.08 x 4.76)

Fitted with base units with complimentary worksurface over, stainless steel sink unit, space for cooker, plumbing for washing machine, space for fridge/freezer, radiator, cushioned flooring, uPVC double glazed window to rear, uPVC double glazed door to rear with obscure glass, wall mounted combi gas central heating boiler, smooth ceiling, understairs storage cupboard with uPVC double glazed window to side with obscure glass.



## First Floor

### Landing

Smooth ceiling, smoke alarm, radiator, loft access, uPVC double glazed window to side with obscure glass.

### Bedroom 1

11'10" x 8'0" (3.63 x 2.44)

uPVC double glazed window to front, smooth ceiling, radiator, built in storage cupboard with slatted shelving.





## Bedroom 2

10'1" x 8'4" (3.09 x 2.55)

uPVC double glazed window to rear, smooth ceiling, radiator.



## Bedroom 3

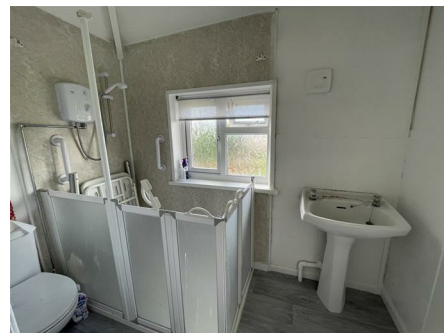
7'4" x 8'11" (2.24 x 2.72)

uPVC double glazed window to front, smooth ceiling, radiator, storage cupboard.



## Bathroom

Fitted with a three piece suite comprising of walk in shower cubicle, low level W.C. and pedestal wash hand basin, partly tiled and part Respatex to walls, cushioned flooring, radiator, smooth ceiling, uPVC double glazed window to rear with obscure glass.



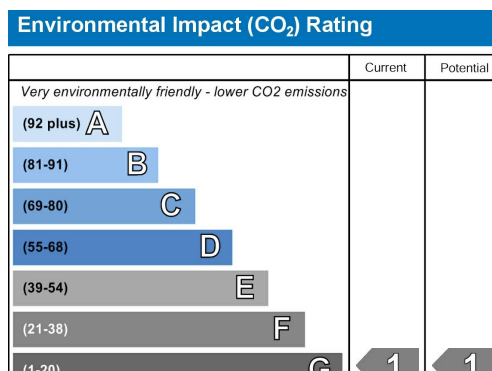
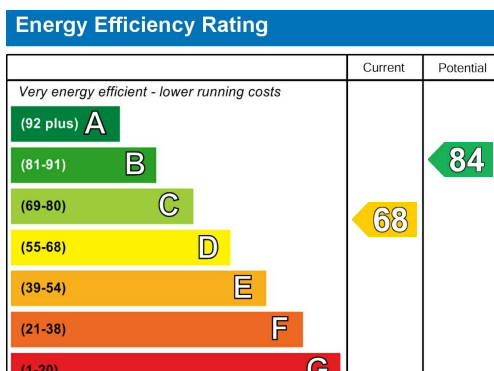
## Externally

Paved area to front providing off road parking, side access to rear garden laid to lawn (partly overgrown), patio area.



## Services

We are advised there are mains gas, water, electric and drainage. (Please note a wide lens has been used for photos)



**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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

### Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.