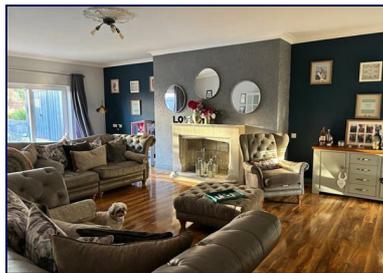


Crestleigh, 94 Felinfoel Road, Llanelli, Carmarthenshire, SA15 3JS



Offers in the region of £675,000



Substantial period detached residence in Parc Howard area.

Very versatile living space, excellent off road parking and good size garden with views. Outstanding period detached house opposite Parc Howard. Outside office/workspace. The standard of the finishes and specification is high, the property is light and airy, with high ceilings, a very grand central staircase and a plethora of period features mixed in with all your modern needs. Five bedrooms, five bathrooms and downstairs wc. , playroom/office, open plan kitchen dining room and three excellent size reception rooms, this property is very deceptive from the outside, the front view hides the charm and size of this house and plot. The gardens have been landscaped with outside seating areas, all enclosed making it safe for children and family pets, views from the rear aspect over Llanelli from its elevated position onwards the coast Only by viewing can you truly appreciate the living options, this is a great family home and all the work has been for you, with attention to detail.

EPC: D Metres: 322 Council Tax Band: H

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Entrance Hallway

25' x 5'3 (7.62m x 1.60m)

Part glazed front door leading off the main front garden, walnut wood flooring, radiator and cover. partial square arch, doors leading off to;



Reception 1 - Family Living Room

26'4 x 18'7/16'8 (8.03m x 5.66m/5.08m)

Feature chimney breast housing the fireplace, window facing rear elevation, doors to front garden aspect, coved, ceiling rose and walnut wood flooring, double doors leading off the entrance hall.



Reception 2 - Living Room

13'11 x 13'10 (4.24m x 4.22m)

Bay window to front, timber surround fireplace with insert mirror and tiled hearth with electric fire, wood effect laminate flooring, moulded cornice and ceiling rose, timber painted wall panelling to dado level, central heating radiator with cover.



Reception 3 - Dance Room

15'4 x 14'7 (4.67m x 4.45m)

Window to front and side, painted wooden surround fireplace with tiled insert, moulded cornice and ceiling rose, wood effect laminate flooring, central heating radiator.



Office

13'7 x 11'1 (4.14m x 3.38m)

Timber mantle shelf with log feature, central heating radiator with cover, wood effect laminate flooring, glazed double doors with side screens from kitchen.

Open Plan Kitchen with Dining Area

31'2 x 13'10 (9.50m x 4.22m)

Fitted with a range of matching base and wall units with Belfast sink and granite worktops, central island/breakfast bar, stainless steel extractor hood, electric hob, two single ovens, wine fridge, space for large fridge freezer, two central heating radiators, laminate flooring, walls tiled over worktops, moulded ceiling rose, spotlights, two windows facing side, aluminium bi-folding doors opening out to rear decked area.



Utility room/ Downstairs Wc

15'11 x 7'1 (4.85m x 2.16m)

Fitted with a range of base and wall units, stainless steel sink, part tiled walls, Laminate flooring, central heating radiator, plumbing for washing machine, plumbing for dishwasher. Window facing rear aspect. Downstairs wc, vanity housed basin, tiled flooring, extractor.



Store Room

12'4 x 9'8 (3.76m x 2.95m)

Baxi boiler. Door leads to rear.

Inner Hall

Half glazed door and side screen from entrance hall into Inner hall,, original oak surround fireplace with tiled insert and copper canopy, walnut laminate flooring, central heating radiator, staircase leads to first floor, open under stairs, large window on galleried landing with side aspect.

Downstairs Bathroom & Bedroom Suite

22' x 9' approx (6.71m x 2.74m approx)

There is a bedroom area leading into the wetroom space, which comprises of wash basin, walk in shower and W.C. Window obscure glaze facing side, wet room floor and walls, radiator. Curently used as granny annexe.



Galleried Landing

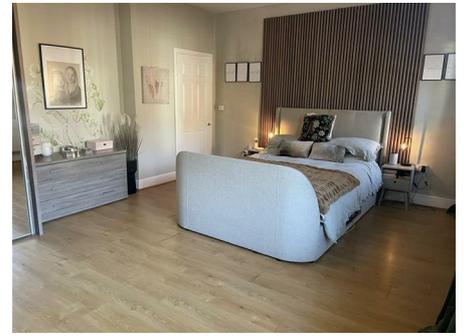
Moulded cornice and ceiling rose, carpet, loft access, (please note that building approval has been obtained to provide further bedroom accommodation in the loft space).



Master Bedroom 1

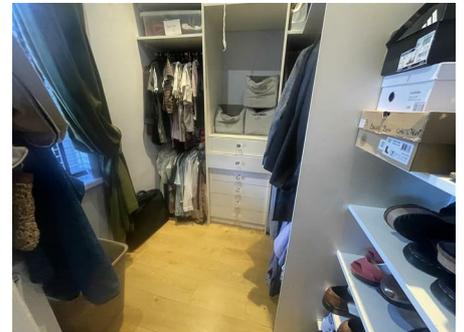
18' x 14'4 (5.49m x 4.37m)

Two windows to front, central heating radiator, wood effect laminate flooring.



Dressing Room

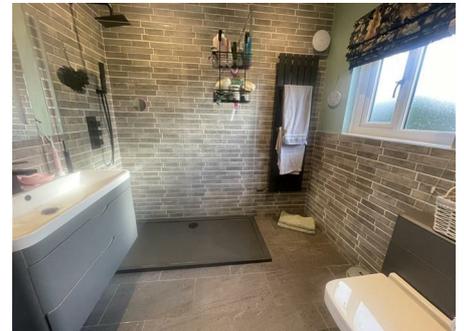
Hanging space, drawers, shelving, wood effect laminate flooring.



En-suite

7'10x x 5'3 (2.39mx x 1.60m)

Fitted with a suite comprising of a W.C, vanity wash hand basin and walk in shower, heated towel rail, extractor fan, tiled flooring.



Bedroom 2

13'10 x 13'9 (4.22m x 4.19m)

Window to front, two central heating radiators, carpet, original painted timber fireplace, moulded cornice, two built in recess cupboards.



Bedroom 3

14'7 x 10'11 (4.45m x 3.33m)

Windows to front and side, central heating radiator, carpet, molded cornice.



En-suite

6'4 x 5' (1.93m x 1.52m)

Fitted with a suite comprising of a W.C, vanity wash hand basin and tiled walk in shower and shelving, central heating radiator, extractor fan, wet room floor, walls part tiled.



Bedroom 4

17'4 x 10'1 (5.28m x 3.07m)

Window to rear and glazed door to side, wood effect laminate flooring, central heating radiator, cupboard with shelving.

Dressing Room

9'1 x 8'5 (2.77m x 2.57m)

Wood effect laminate flooring, clothes hanging space, door leads to decked roof terrace with views over Llanelli and North Gower.

En-Suite

9'2 x 5'6 (2.79m x 1.68m)

Fitted with a suite comprising of a W.C, vanity wash hand basin, tiled shower cubicle with shower, vinyl flooring, extractor fan.



Family Bathroom

9'9 x 9'9 (2.97m x 2.97m)

Fitted with a suite comprising of a W.C, wash hand basin and Victorian style free standing bath with mixer and shower tap, tiled floor, walls part tiled, central heating radiator with cover window facing side aspect.



Externally

Walled and gated front entrance, parking bay to front, pergola seating area off main living room to front, side tiered garden, tarmac parking bay to side, outside terraced gardens, play areas, seating areas, largely south facing, outside workspace, currently has business status, can be reverted back to residential.



Services

We are advised that all mains services are connected. Solar Panels. Battery for solar panel and baxi boiler in the loft.



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Crestleigh, Llanelli

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	81
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1

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

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