



79 Felinfoel Road

, Llanelli, SA15 3JQ

Offers In The Region Of £135,000



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Dawsons
all things property

GENERAL INFORMATION

**** IDEAL FIRST TIME BUY****

Dawsons have great pleasure in offering for sale this recently refurbished Three Bedroom Mid Terrace Property which is walking distance to Parc Howard and close to Llanelli Town Centre and its amenities. The Property comprises of: Hallway, Lounge, Sitting Room/Diner, Kitchen, Bathroom. **FIRST FLOOR:** Three Bedrooms. **EXTERNALLY;** Enclosed rear garden with Detached single car garage.



FULL DESCRIPTION

ENTRANCE

Wrought iron gate opening to courtyard area, pedestrian path leading to UPVC double glazed frosted panelled door opening to:

HALLWAY

Stairs to first floor, radiator, coving to ceiling, cupboard housing electric meter.

LOUNGE

9'8" x 13'6" (2.96 x 4.14)

uPVC Triple glazed box bay window to front aspect, newly laid carpet, radiator. Coving to ceiling, double wooden doors with frosted glazed panels opening to:

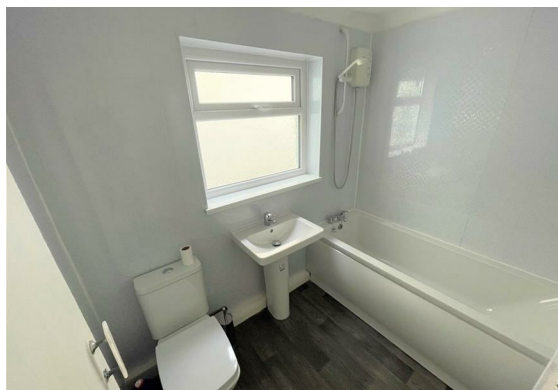
SITTING/DINING ROOM

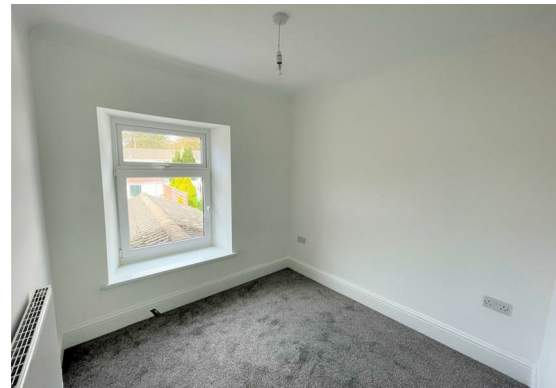
15'8" x 12'0" (4.79 x 3.66)

uPVC double glazed patio doors opening to rear garden, under stairs storage cupboard, newly laid carpet, radiator, coving to ceiling.

INNER HALL

Carpet, radiator. Door to:





BATHROOM
6'3" x 7'5" (1.93 x 2.28)

Newly fitted white three-piece suite which comprises : Panelled bath with 'Triton' shower over, pedestal wash hand basin, W.C, cupboard, radiator, panelled walls, vinyl floor. uPVC frosted glazed window to side aspect.

KITCHEN
8'11" x 10'0" (2.74 x 3.05)

Newly fitted modern kitchen offering a range of wall and base units, having worktops over. Integrated electric double oven with hob with extractor hood over, inset stainless steel bowl and a half sink unit with double glazed window overlooking rear garden. Wall mounted 'Worcester' boiler, space for automatic washing machine, space for freestanding fridge/freezer. Frosted glazed Upvc door to rear garden.

FIRST FLOOR
Reached via stairs found in hallway.

LANDING
Attic access, Doors to :

BEDROOM ONE
8'11" x 16'4" (2.74 x 4.98)
Two uPVC triple glazed windows to front aspect, newly laid carpet, radiator, coving to ceiling.

BEDROOM TWO
8'0" x 11'5" (2.45 x 3.48)
uPVC double glazed window overlooking rear garden, newly laid carpet, radiator, coving.

BEDROOM THREE
7'11" x 8'2" (2.42 x 2.50)
Found at the rear of the property, double glazed window, radiator, coving to ceiling, carpet.

EXTERNALLY

GARDEN
Enclosed rear garden laid mainly to lawn, pedestrian access path leading to single car garage. Pedestrian gate to rear lane.

GARAGE
Electric roller door, Light & Power Points.



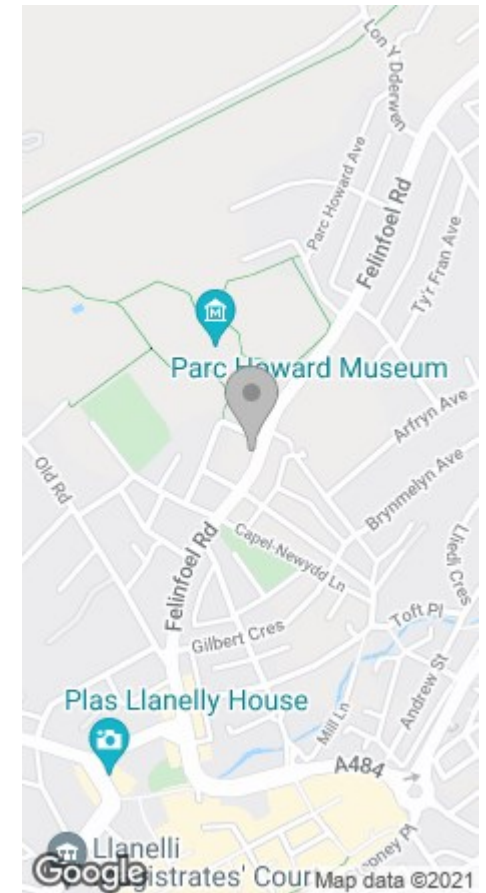
FLOOR PLAN



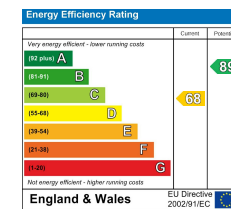
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox ©2021

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AREA MAP



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