

3 Y Fron Felinfoel, Felinfoel, Llanelli, Carmarthenshire, SA15 4LL



Offers over £129,995



An immaculately presented two bedroom mid terrace family home located in an elevated position in Felinfoel. The property is tastefully decorated throughout and has a lovely family home feel. There is a large open plan living/dining room leading off to a kitchen. A utility room at rear leads out to the rear garden which is a perfect sun trap. Upstairs there are two bedrooms and a large family bathroom with both bath and shower cubicle. To add to the space to the property, there is a loft room.

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PROTECTED

Entrance Hall

Entered via double glazed front door, wood flooring, stairs lead to the first floor, radiator. Door leads to:

Open Plan Lounge/Dining Room

20'6 x 12'8 (into alcoves) (6.25m x 3.86m (into alcoves))

Double glazed window to front and rear, two radiators, wood flooring, twin alcoves to lounge and dining area with spot lighting, feature gas fire, under stairs storage cupboard.



Kitchen

12'3 x 8'7 (3.73m x 2.62m)

Fitted with a range of matching base and wall units, stainless steel sink, integrated oven, integrated microwave, integrated fridge freezer, gas hob with extractor hood over, tiled flooring, part tiled walls, radiator, spot lighting, double glazed window to side, steps up to:



Utility Room

8'2 x 5'8 (2.49m x 1.73m)

Double glazed window to rear, space for washing machine, space for tumble dryer, space for dishwasher, wall mounted combi boiler, work surface with stainless steel sink, door leads to rear garden.



Landing

Stairs lead to loft room, doors lead to:

Bedroom One

15'2 x 10' (4.62m x 3.05m)

Two double glazed windows to front, two radiators, coved ceiling.



Bedroom Two

10'4 x 8'8 (3.15m x 2.64m)

Double glazed window to rear, radiator, coved ceiling.



Bathroom

10'6/12'3 x 8'3 (3.20m/3.73m x 2.51m)

Fitted with a suite comprising of a low level W.C, pedestal wash hand basin, bath and shower cubicle, tiled flooring, tiled walls, two obscure double glazed windows to side, two wall mounted heated towel rail, storage cupboard.



Loft Room

12'6 x 11'3 (3.81m x 3.43m)

Velux windows to front and rear. (Head height at highest point is 6'3)



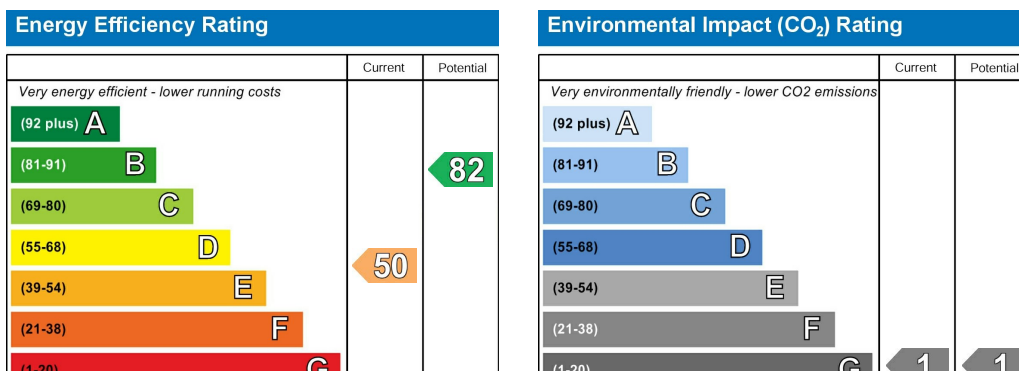
Externally

From the utility room, side and rear area with steps leading up to decking area and lawned garden. Rear garden is fully enclosed, with shed at rear boundary with gated access to the rear road.



Services

We are advised that all mains are connected. All photos are taken with a wide angle lens camera.



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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