



41 Llethri Road, Llanelli, SA14 8EY

£149,995



**Davies**  
CRADDOCK

We are delighted to offer this two bedroom Detached Bungalow in the convenient location of Llethri Road, Felinfoel, Llanelli.

The property is set within a ten minute drive of Llanelli Town Centre, Trostre Retail Park and has excellent links to the M4 and surrounding amenities. This bungalow briefly consists of an entrance hallway, lounge, sitting room, kitchen, bathroom and two bedrooms. Externally this property boasts a well presented enclosed back garden and lawn garden to front.

The property is in need of renovation works but would make a wonderful home upon completion.

### Entrance Hallway

uPVC door to the fore, electricity supply unit, radiator.

### Lounge

13'6" x 11'1" approx (4.14m x 3.38m approx)

Window to fore, original fire surround, twin alcove, radiator.

### Sitting Room

13'3" x 11'10" approx (4.04m x 3.61m approx)

Window to rear, cupboard housing Baxi boiler, radiator.





### **Kitchen**

11'6" x 10'2" approx (3.53m x 3.12m approx)

Window to rear, access via door to side, pantry with window to the rear.

### **Bedroom One**

10'7" x 9'8" approx (3.25m x 2.95m approx)

Window to fore, original fire surround, twin alcove, radiator.

### **Bedroom Two**

12'7" x 10'11" approx (3.84m x 3.35m approx)

Window to side, original fireplace, radiator.

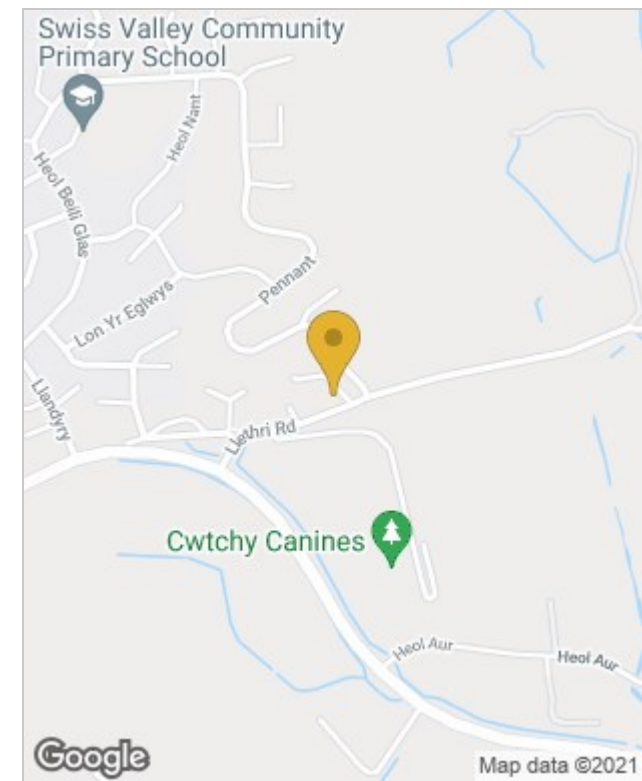
### **Bathroom**

Windows to side and rear, seperate W/C, Radiator.

### **Garden .**

Garden to front and rear of the property. Mainly laid to lawn, planted with trees and shrubs.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 778899

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.