



CC/BT/56010/070417

## DESCRIPTION

Elegant double stone fronted residence set over four floors with all the period features you could anticipate tied in with old school charm. The house is the end terrace of three properties in the historically affluent area of Llanelli. On entering the front driveway through the stone pillars, the driveway stretches to front and side parking spaces.

There is rear lane access to the detached stone garage/outbuilding. Steps lead you up to Number 91. Three grand reception rooms meet you with fireplaces, oak floors and exposed floorboards and a spectacular ceiling in the salon greets your stare as you look up. A carved staircase rises up three floors. The kitchen has a floating bay window with views over the garden and across Llanelli to the coast. The gardens have been maintained very well. There are five possible bedrooms on the two top floors and on the lower basement level the idea is that this floor could be self-contained and currently in use as a handy utility room but could be a cinema room, gym or office.

## ENTRANCE PORCH

Steps leading up to entrance, partial glazed front door with glazed arch above, black and white tiled floor, door leading to:

## MAIN HALLWAY

22'11 x 6'11 (6.99m x 2.11m)

Oak flooring, ornate coving to ceiling, beautifully carved newel post on staircase leading to first floor, dado rail, door to lower basement level, doors leading off to:

## SITTING ROOM

21'01 x 13'10 (6.43m x 4.22m)

Triple bay window to front aspect, carved wooden fireplace with gas fire, exposed floorboards, picture rail, elegant plasterwork to ceiling and frieze beneath, radiator.

## SALON/LIVING ROOM

24'07 x 13'10 (7.49m x 4.22m)

Ornate colonial style carved arch to double doors leading to small elevated balcony overlooking rear, carved fireplace with gas fire, inset feature tiling, oak floor, twin set windows facing front aspect, elaborate coving and frieze with picture rail.

## DINING ROOM

Window facing side, twin doors with the original mechanism leading to rear porch, radiator, oak floor, coving to ceiling, feature ceiling rose, please note the ceilings on this floor are approximately 11 ft high.

## REAR/SIDE PORCH

Windows facing to side and rear, tiled floor, door leading to kitchen, sloping roof, door leading out to raised decked balcony.

## KITCHEN

23'10 x 11'01 (7.26m x 3.38m)

Feature bay window overlooking garden, additional window facing side above the sink area housed in worktop, base and wall units, twin Moffat oven, 5 ring gas hob, double doors opening to separate larder cupboards, space for dishwasher,

heavy vinyl to floor, partial tiling to walls, door to side raised terrace

## SPLIT LANDING

Airing cupboard measuring 4'10 x 4'08 incorporating Britony Flexi Flue wall mounted boiler and slatted shelves. Doors to

## WC

5'07 x 4'02 (1.70m x 1.27m)

WC, antique style cabinet housing corner bowl basin with vintage style taps, partially glazed door, window facing side, airing cupboard measuring 4'10 x 4'08 incorporating Britony Flexi Flue wall mounted boiler and slatted shelves.

## MAIN BATHROOM

18'06 x 10'06 (5.64m x 3.20m)

Bay window with expansive views over garden and coast, partially glazed feature stained door, radiator, WC, bidet, bath, hand-held shower over and glass shower screen, vanity unit housing twin sinks with spotlights above, twin cupboards in the alcoves for storage with shelving, partially tiled walls.

## FIRST FLOOR LANDING

17'01 x 6'11 (5.21m x 2.11m)

Coving to ceiling, exposed floorboards, stairs leading to top floor, currently used as a little library area, doors leading off to:

## MAIN BEDROOM 1

21'8 x 13'10 (6.60m x 4.22m)

Twin feature windows facing front, window facing rear, radiator, picture rail, heavy coving, fireplace, exposed floorboards.

## BEDROOM 2

21'1 x 13'10 (6.43m x 4.22m)

Bay window facing front, fireplace with cast insert, picture rail, heaving coving, radiator, built-in wardrobes to one wall, exposed floorboards.

## BEDROOM 3

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

Window facing rear, exposed floorboards, fireplace with cast insert, coving to ceiling, radiator.

## TOP FLOOR LANDING

Stairs to top floor landing turn stairs, Velux window facing rear.

## ATTIC BEDROOM 4/OFFICE

16'7 x 10'06 (5.05m x 3.20m)

Please note there is not heating in the attic level, storage cupboard, door leading to eaves storage, Velux window facing rear, exposed floorboards. In need of some repair.

## ATTIC BEDROOM 5/STORAGE

22'13'10 x 21'6 (6.71m x 6.55m)

Currently used for storage, "L" shaped room, Velux window facing rear, sloping ceiling to both sides, open vaulted ceiling and beams, fireplace. In need of some repair.

## BASEMENT LEVEL

(The lower floor has been designed to be self contained flat if required)

## ENTRANCE HALLWAY

27'9 x 6'4 (8.46m x 1.93m)

Door leading to front with steps leading down, door leading to side.

## BATHROOM

12' x 7'01 (3.66m x 2.16m)

Window facing rear, 3 piece suite incorporating bath, pedestal wash hand basin, WC, additional storage cupboard.

## UTILITY ROOM

15'01 x 11'04 (4.60m x 3.45m)

Window facing side, obscure glazed door leading to side and rear of property, base units with built-in sink, radiator. Spaces for washing machine, tumble dryer fridge freezers.

## BEDROOM 1

14'01 x 12'01 (4.29m x 3.68m)

Currently used as a workshop, door to bathroom, window facing front, high level window to front, please note there are concrete floors throughout the basement level.

## LIVING ROOM

17'05 x 13'08 (5.31m x 4.17m)

Bay window facing front, additional window to side, inset brick fireplace, radiator. Currently used for storage.

## BEDROOM 2

16'10 x 13'06 (5.13m x 4.11m)

Currently used as a workshop, window facing side and rear, radiator.

## EXTERNALLY

The property is accessed via twin gateposts with stone wall to front with drive leading to the front and side of the property for multiple cars, mature plants and mature trees envelope the boundaries, gate to side leading to patio area/utility area underneath the raised decking, expansive lawn to the rear, lovely gravel pathway, mature plants in the borders surrounding, walled garden, rear pedestrian access gate,

**DETACHED GARAGE/WORKSHOP** made of stone with pitched roof and access from rear lane.

## SERVICES

We are advised that mains services are connected.

## VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

On leaving Llanelli from the John Francis office proceed to the traffic lights turn right stay in the left hand lane signposted Burry Port Pembrey, follow the road around to the left then first right into New Road continue along this road and the house entrance is located on the left hand side just before the turning into Rowland Avenue. Please drive into the entrance driveway From Heulog will be on the gate post.