



## Felinfoel Road, offers over £150,000

- Mid-Terraced House
- Immaculate throughout
- Good Links To M4 Motorway
- Viewing is Advised
- Virtual Viewing Available
- EPC Rating: E



 3  1  2



## About the property

This three bedroom mid-terraced property in the Heart of Llanelli. The property consists of an open plan living and dining area, kitchen, and bathroom to the ground floor. To the first floor is the three bedrooms. The house throughout is in immaculate condition and is ready to move into. The property has good links to the M4 motorway, Trostre Retail Parc, and is only a short drive from the Gower Peninsula. The property is an ideal purchase for first time buyers. We recommend viewing the property to appreciate the size, and property on offer. To arrange a viewing please call a member of the team today on 01792 894422.

## Accommodation

### Entrance Hall

Radiator, with stairs to first floor

### Living Room/diner

22' max x 12' 1" ( 6.71m max x 3.68m )

uPVC bay window to front, patio doors to the rear, stone fire surround with timber mantle, tiled hearth, inset fire place, and lighting. Laminate flooring, with two radiators.

### Kitchen

12' x 9' 3" ( 3.66m x 2.82m )

Matching wall and base units with counter surface over. 1 1/2 sink, with a window to the side. Tiled flooring, and splash back. Integrated over, and gas hob with hood over. Plumbing for washing machine, and space for fridge freezer. Radiator.



### **Inner Lobby**

Door to rear garden, and bathroom

### **Bathroom**

Tiled flooring, and walls. Obscure window to the rear. Shower cubicle, WC, wash-hand basin and corner bath on a raised plinth.

### **Landing**

Fitted carpet, and doors to:

### **Bedroom One**

13' 6" x 9' 7" ( 4.11m x 2.92m )

Fitted carpet, with two windows to the front. Built-in wardrobes, and a radiator.

### **Bedroom Two**

9' 5" x 10' 5" ( 2.87m x 3.17m )

Fitted carpet, and built-in wardrobes. Radiator, and a window to the rear.

### **Bedroom Three**

12' 3" x 9' 3" ( 3.73m x 2.82m )

window to the side, and a radiator.

### **External**

Private rear garden, with rear access from a lane, with access to a single garage. Patio slab seating area, finished with decorative stone

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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

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