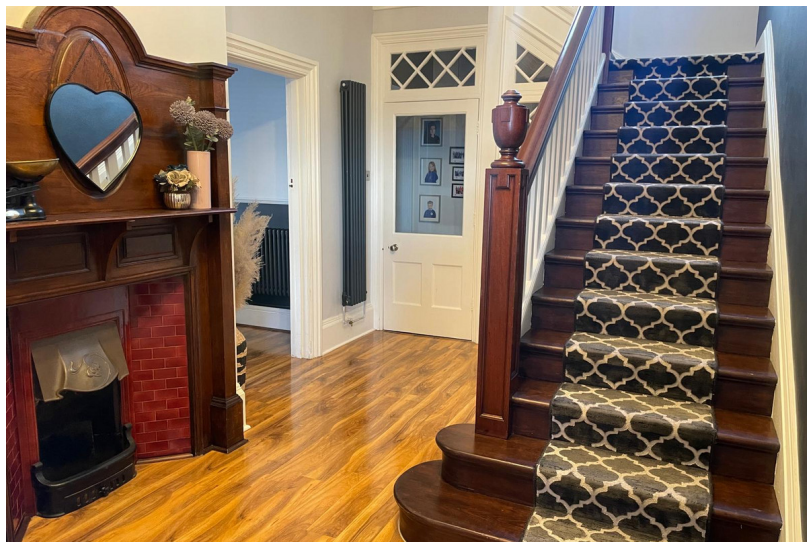


Felinfoel Road, SA15

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Felinfoel Road, SA15

Crestleigh is a substantial period fully refurbished five bed detached residence well located in the Parc Howard area with flexible accommodation and stunning views across Llanelli and North Gower.

- Substantial Modern Family Residence
- Opposite Parc Howard
- Period Features
- Excellent Transport Links
- Galleried Staircase
- Off Road Parking for Five Vehicles
- Downstairs Guest Suite
- Stunning Coastal Views
- Refurbished to Luxury Modern Standard
- 5 Beds, 5 Baths, 3 Receptions, Utility, Workshop
- Local Primary & Secondary Schools

Crestleigh offers very versatile living space with many period features, excellent off road parking, multiple garden and terrace areas with views including an outside office/workspace.

The accommodation includes five double bedrooms, five bathrooms, playroom/office, stunning open plan kitchen/dining room, spacious utility and three generously sized reception rooms. A very grand entrance hall is a particular feature.

The current owners have had the gardens professionally landscaped creating several outside seating areas to both the rear and front, all enclosed making a safe space for children and family pets and benefiting from the rear aspect views over Llanelli from its elevated position towards the coast.

Entrance Hallway (7.62m x 1.60m (25' x 5'3))

Part glazed front door leading off the main front garden, walnut wood flooring, radiator and cover. Partial square arch, doors leading off to;

Reception 1 - Family Living Room (8.03m x 5.66m/5.08m (26'4 x 18'7/16'8))

Feature chimney breast housing the fireplace, window facing rear ►





- elevation, doors to front garden aspect, coved, ceiling rose and walnut wood flooring, double doors leading off the entrance hall.

Reception 2 - Living Room (4.24m x 4.22m (13'11 x 13'10))

Bay window to front, timber surround fireplace with insert mirror and tiled hearth with electric fire, wood effect laminate flooring, moulded cornice and ceiling rose, timber painted wall panelling to dado level, central heating radiator with cover.

Reception 3 - Dance Room (4.67m x 4.45m (15'4 x 14'7))

Window to front and side, painted wooden surround fireplace with tiled insert, moulded cornice and ceiling rose, wood effect laminate flooring, central heating radiator.

Office (4.14m x 3.38m (13'7 x 11'1))

Timber mantle shelf with log feature, central heating radiator with cover, wood effect laminate flooring, glazed double doors with side screens from kitchen.

Open Plan Kitchen With Dining Area (9.50m x 4.22m (31'2 x 13'10))

Fitted with a range of matching base and wall units with Belfast sink and granite worktops, central island/breakfast bar, stainless steel extractor hood, electric hob, two single ovens, wine fridge, space for large fridge freezer, two central heating radiators, laminate flooring, walls tiled over worktops, moulded ceiling rose, spotlights, two windows facing side, aluminium bi-folding doors opening out to rear decked area.

Utility Room/ Downstairs Wc (4.85m x 2.16m (15'11 x 7'1))

Fitted with a range of base and wall units, stainless steel sink, part tiled walls, Laminate flooring, central heating radiator, plumbing for washing machine, plumbing for dishwasher. Window facing rear aspect. Downstairs wc, vanity housed basin, tiled flooring, extractor.

Store Room (3.76m x 2.95m (12'4 x 9'8)) Baxi boiler. Door leads to rear.

Inner Hall

Half glazed door and side screen from entrance hall into Inner hall, original oak surround fireplace with tiled insert and copper canopy, walnut laminate flooring, central heating radiator, staircase leads to first floor, open under stairs, large window on galleried landing with side aspect.

Downstairs Bathroom & Bedroom Suite (6.71m x 2.74m approx (22' x 9' approx))

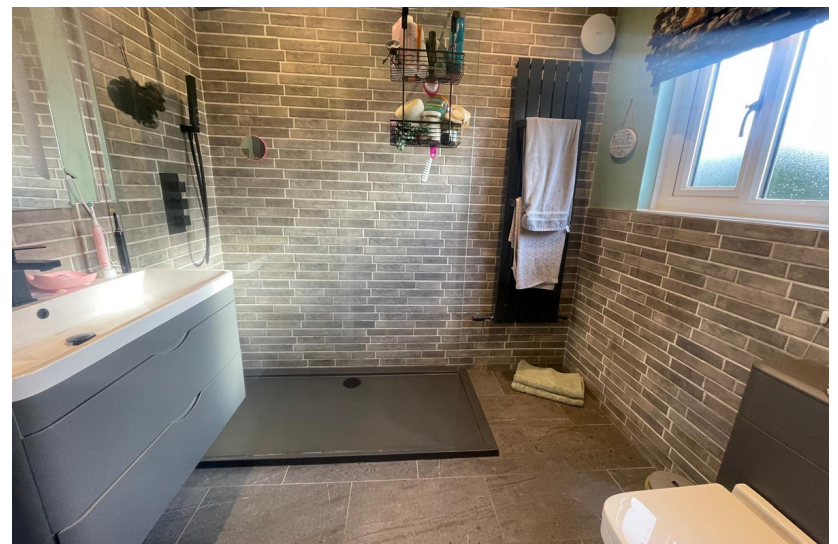
There is a bedroom area leading into the wetroom space, which comprises of wash basin, walk in shower and W.C. Window obscure glaze facing side, wet room floor and walls, radiator. Currently used as granny annexe.

Galleried Landing

Moulded cornice and ceiling rose, carpet, loft access, (please note that building approval has been obtained to provide further bedroom accommodation in the loft space).

Master Bedroom 1 (5.49m x 4.37m (18' x 14'4))

Two windows to front, central heating radiator, wood effect laminate flooring.



LOCATION



Property location

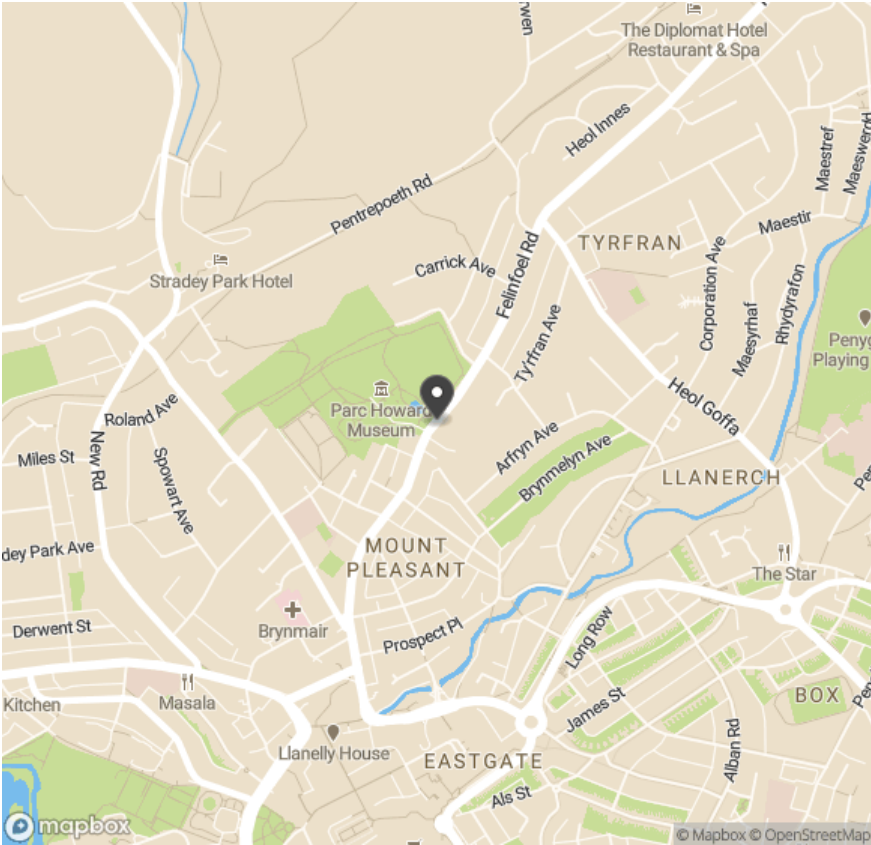
ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: **66**

Potential: **81**

FLOOR PLAN

3465 sq ft (321 sq m)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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