



171 Felinfoel Road, Llanelli, SA15 3JX

£349,995

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Davies Craddock are pleased to present this striking four bedroom detached property in the heart of Felinfoel Road, Llanelli. The property is beautifully presented throughout with décor that accentuates and amplifies the period features of the property and would ideally suit someone looking for a home with character.

The property sits in the desirable location of Felinfoel Road; a short walk from the elegant Parc Howard and its grounds, and also resides only a short drive or walk from the town centre of Llanelli and all related amenities in the forms of shops, restaurants and local businesses. Prospective buyers who are commuters will benefit from the ease of access this property provides to the M4 corridor via road links, and those who do not drive can easily access public transport.

This well loved family home boasts three reception rooms to the ground floor which are lavishly decorated; many of which with sculptured coving and centre ceiling roses, and also a cosy kitchen with access to a conservatory from which the private garden can be viewed. A door here gives access to the large patio/terrace extending almost the length of the house and also a railing-balustrade viewing over the garden, perfect for entertaining directly from the conservatory/kitchen. To the first floor the property holds three bedrooms and the second floor provides access to an additional bedroom for added privacy and space.

Beneath the property there is a lower ground floor with garden access and there is possibility to add internal stairs for access to this from the main house. This is a bonus space that could be converted into an additional living area subject to building regulation. The aforementioned features make this home ideal for those looking to develop and expand their living space for family or work purposes.

The property also benefits from a fully maintained alarm/security system.

This house must be seen to be appreciated fully and briefly comprises of;

- Detached Property
- Four Bedrooms
- Three Reception Rooms
- Conservatory
- Enclosed Garden
- Freehold
- Approx 158m²
- EPC F
- Council Tax D
- Basement

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 779412



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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