



**146 Felinfoel Road, Llanelli, SA15 3JT**

**£550,000**

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Davies Craddock Estates are pleased to present this Five Bedroom Detached Property set in the sought after location 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 and space.

The property sits in the desirable location of Felinfoel Road; a short walk from Parc Howard and the town centre of Llanelli and all related shops, restaurants, local businesses and schools.

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.

The property briefly comprises of;

#### Entrance Porch

Into hallway, wooden flooring, radiator, stairs to first floor, under stairs storage cupboard.

#### Reception One

16'11" x 14'9" approx. (5.17 x 4.51 approx.)

Bay window for fore, wooden flooring, radiator, fireplace.

#### Reception Two

23'0" x 14'11" approx. (7.03 x 4.55 approx.)

Two windows to fore, Two doors to rear, wooden flooring, fireplace, two radiators

#### Cloakroom

Window to side, tiled flooring, W/C, wash hand basin, radiator

#### Dining Room

13'10" x 19'1" approx. (4.23 x 5.84 approx.)

Window to side, French doors to rear, vinyl flooring, fireplace, two radiators

#### Kitchen

10'8" x 17'5" approx. (3.26 x 5.31 approx.)

Two windows to side, vinyl flooring, wall and bas units with worktop over. space for range cooker, sink and drainer with mixer tap, integrated fridge & dishwasher, radiator. Door into:

#### Utility

17'9" x 6'5" approx. (5.42 x 1.96 approx.)

Window to side & rear, Velux type window, tiled flooring, space for washing machine and tumble dryer.





#### First Floor Landing

Stairs to second floor, carpet, window to rear, storage cupboard,

#### Bedroom One

12'7" x 14'10" approx. (3.86 x 4.54 approx.)

Bay window, to fore, wooden floor boards, radiator

#### Bedroom Two

14'10" x 15'4" approx. (4.53 x 4.68 approx.)

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Two windows to rear, carpet, radiator

#### Bedroom Three

15'0" x 8'8" approx. (4.58 x 2.66 approx.)

Two windows to rear, carpet, radiator

#### Bathroom

15'4" x 7'7" approx. (4.69 x 2.33 approx.)

Window to rear, vinyl flooring, W/C, wash hand basin, bath, shower cubicle, storage cupboard, radiator

#### Bedroom Four

13'6" x 8'5" approx. (4.13 x 2.58 approx.)

Window to fore, storage, radiator

#### Bedroom Five

14'6" x 8'0" (4.42 x 2.44)

Velux type windows to rear, built in wardrobes, radiator

#### Shower Room

8'11" x 4'5" approx. (2.73 x 1.35 approx.)

Velux type window to side, vinyl flooring, W/C, hand wash basin, shower cubicle, storage cupboard, radiator.

#### External

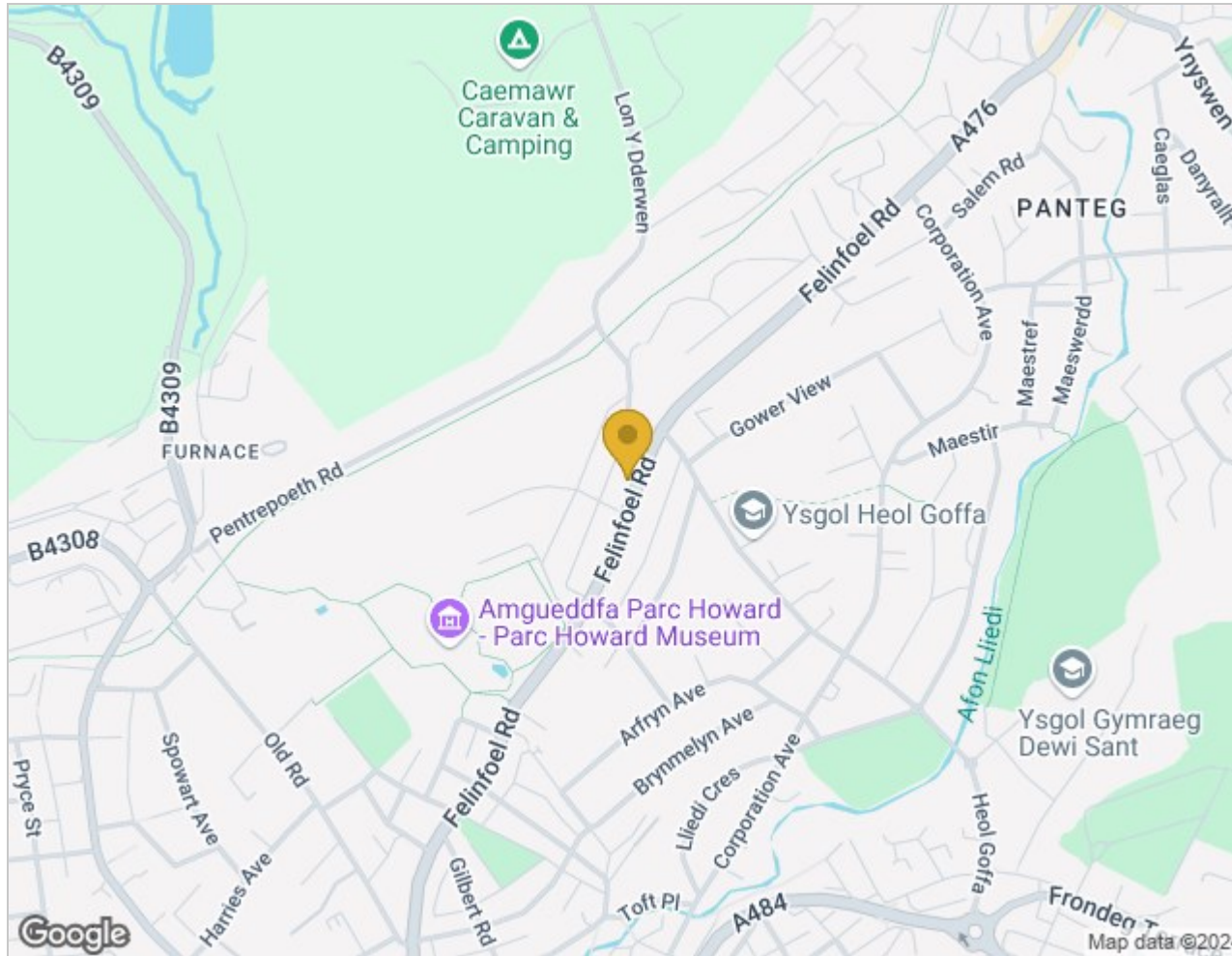
Garden - Enclosed garden laid to lawn, paved patio area. Gated side pedestrian access to drive, rear lane access, pedestrian door into:

#### Garage


(not inspected) Up and Over door.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Five Bedroom Detached Home
- Spacious Property Set Over Three Floors
- Three Reception Rooms
- Three Bathrooms
- Enclosed Gardens
- Council Tax Band - F (Sept 24)
- Approx. m2 TBC
- EPC - TBC
- Freehold
- Mains Gas , Water , Electricity & Drainage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>63</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 	

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.