



70 Felinfoel Road, Llanelli, SA15 3JS

£289,950









# MATERIAL INFORMATION

Davies Craddock Estates are pleased to present for sale, this five bedroom terraced property set in Felinfoel Road, Llanelli.

This property boasts some original character features throughout with spacious rooms set over three floors.

A stones throw away from Park Howard and a short walk from Llanelli Town centre with all other associated amenities and local 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.

Early Viewing is essential to see what this spacious property has to offer, briefly comprising of;

Hallway

Entrance via door into:

Titled flooring, radiator, stairs to first floor, understairs storage cupboard, coving.

Reception One

14'8" x 11'4" approx.

Bay window to front, tiled flooring, fireplace with log burner, radiator, coving.

Utility

11'3" x 13'1" (max) approx.

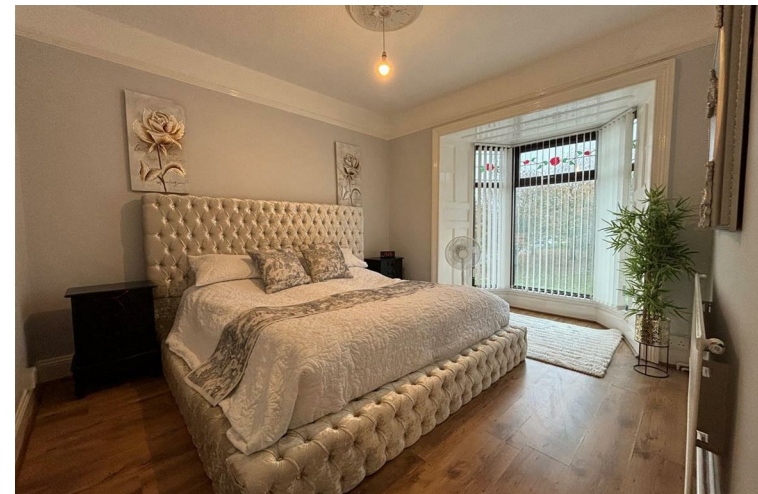
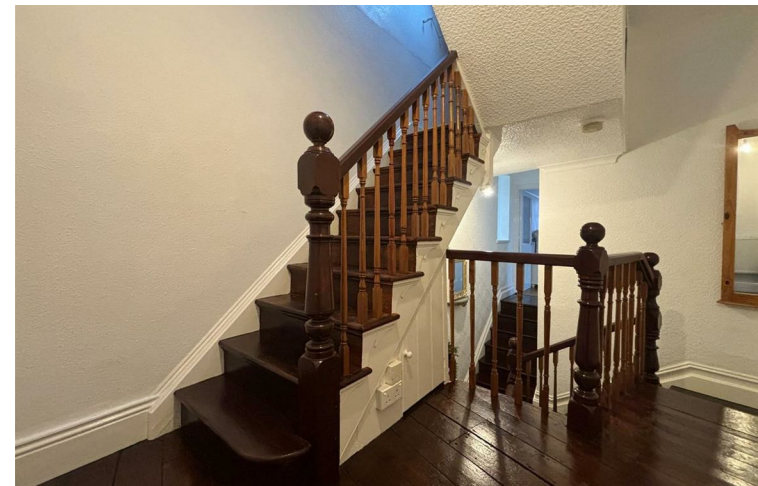
Fitted with wall and base units with worktop over, sink, space for washing machine & tumble dryer, tiled flooring, radiator, coving, leading to;

Shower Room

4'2" x 7'4" approx.

Fitted with W/C, hand wash basin, enclosed shower, tiled flooring, respatex type walls.

- Terraced Three Storey House
- Five Bedrooms
- Studio Space
- Garage
- Mains Gas, Electric, Water (metered) & Drainage
- EPC - E
- Approx. 187 m2
- Council Tax - D (November 24)
- Freehold
- Viewing Essential





#### Kitchen

19'11" x 11'6" approx.

Fitted with wall and base units with work top over, sink, double oven/cooker with extractor hood over, partly tiled walls, space for dishwasher & fridge/freezer, storage cupboard, radiator, tiled flooring, coving window and door to side.

#### Reception Two

11'8" x 14'2" approx.

Laminate flooring, window to side, radiator cover, leading into;

#### Bathroom One

3'10" x 10'4" approx.

Fitted with W/C, hand wash basin, panelled bath with electric shower over, two heated towel racks, tiled walls and flooring, window to side.



#### Landing

Split level landing, stairs to second floor, Wooden flooring, radiator, under stair cupboard.

#### Master Bedroom

11'1" x 11'8" approx.

Bay window to front, laminate flooring, radiator

#### Bedroom Two

13'3" x 11'7" approx.

Window to rear and side, fitted storage cupboard housing boiler, laminate flooring, radiator.

#### Bedroom Three

13'3" x 9'9" approx.

Window to rear, laminate flooring, radiator.

#### Bedroom Four

8'8" x 7'3" approx.

Window to front, laminate flooring, electric box, radiator.

#### Landing

Stairs to second floor, velux type window, storage cupboard.

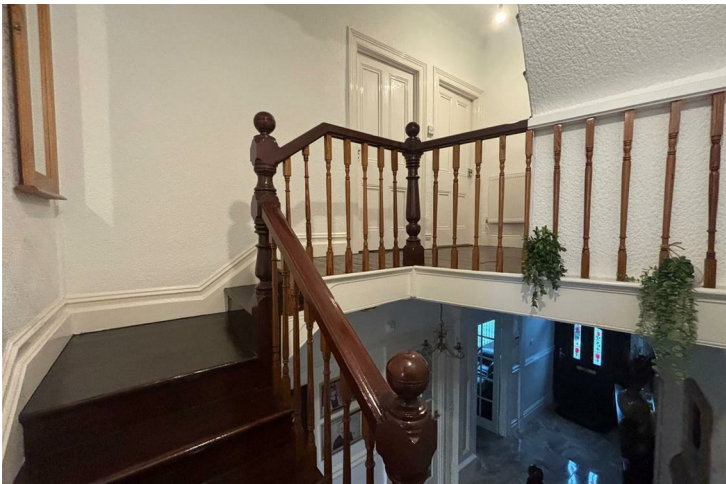
#### Bedroom Five

16'2" x 20'4" (max) approx.

Window to front, velux type window to rear, beams, laminate flooring, two storage cupboards, radiator.

#### Externally

Raised decking area with steps to paved garden with enclosure with pedestrian lane access, Leading to;







Outside utility/W/C  
3'11" x 12'8" approx.

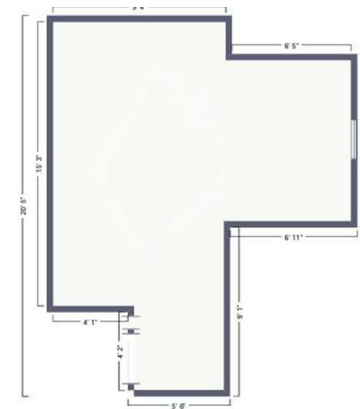
Fitted with W/C, base unit with work top and sink

Garage  
12'8" x 15'5" approx.

Electric powered. Up & over door to lane.

Studio  
18'2" x 16'1" approx.

Full electrics and central heating, alarm system, internet access,  
insulated ceiling and walls. Roller door from lane view (blocked from  
inside)



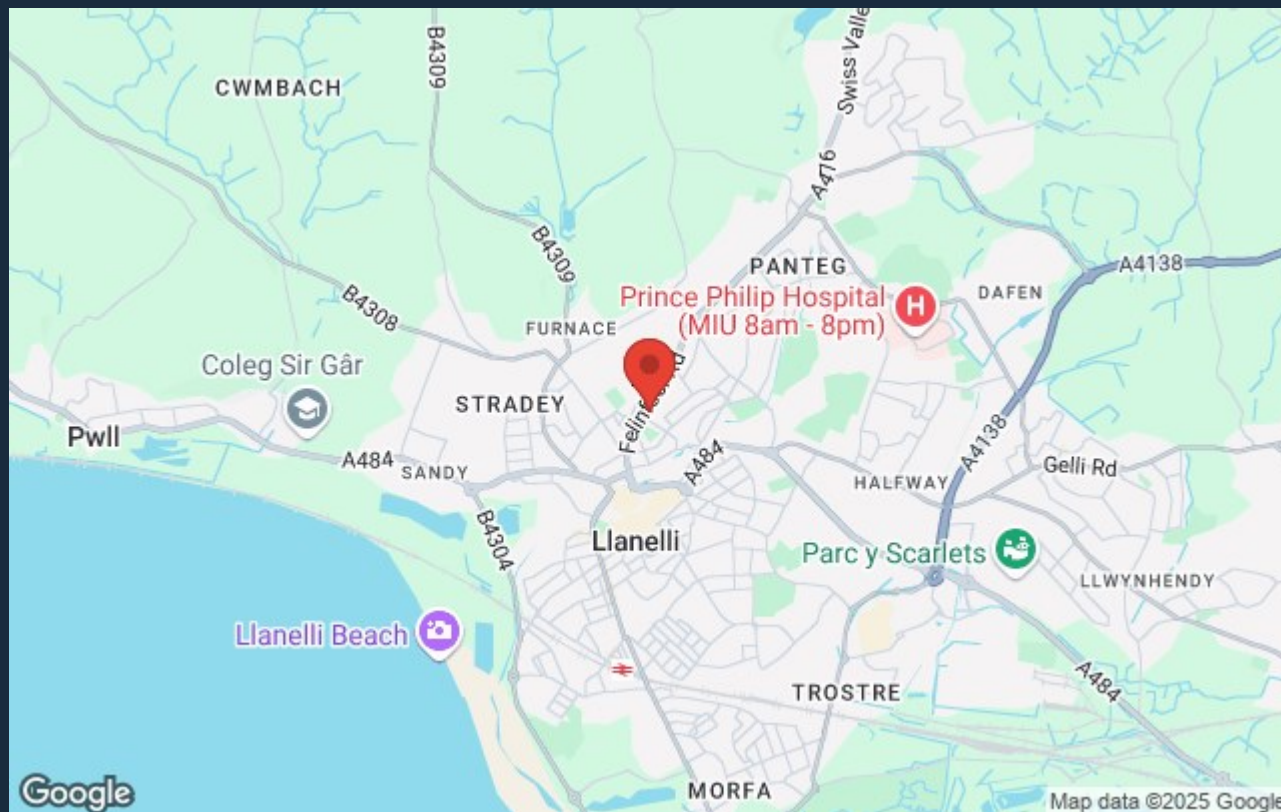



# Davies Craddock Estates

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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