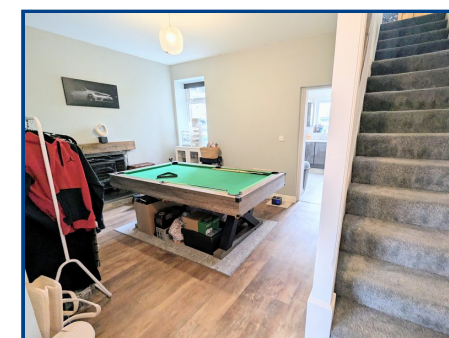
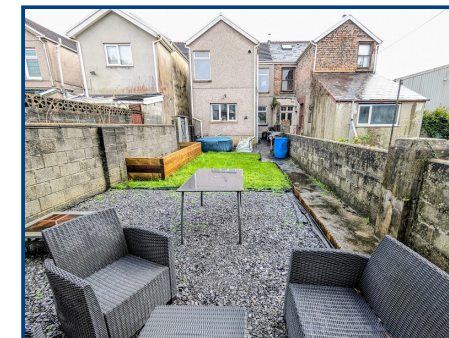


**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

Glanlliedi Terrace Felinfoel Llanelli Carmarthenshire.

Offers In Region Of **£159,500**



- Conveniently Positioned Mid Terraced Terraced Home
- Convenient Location - Edge Of Llanelli Town Centre
- Ideally Suited For First Time Buyers
- Deceptively Spacious Accommodation
- Entrance Lobby, 2 Reception Rooms, Kitchen, Cloaks
- First Floor - 3 Bedrooms (One En Suite) & Bathroom
- Enclosed Rear Garden/Patio & On Street Parking
- Garage At Rear With Access Off Service Lane
- Walking Distance To Supermarket & Bus Route
- Short Drive to Beautiful Millennium Coastal Park

General Description

A mid terraced deceptively spacious 3 bedroom (en suite) house located within the village of Felinfoel, being most convenient to basic amenities including schooling, supermarket and transport links. The property offers well presented roomy accommodation with an internal viewing advised to fully appreciate. Outside there is on street parking with level enclosed rear garden safe for children and dogs with garage at rear having access off rear service lane.

EPC Rating: D68

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Glanlliedi Terrace, Felinfoel, Llanelli, Carmarthenshire.

Property Description

A deceptively spacious mid terraced house conveniently located within the village of Felinfoel being on the outskirts of Llanelli town centre. The property offers roomy family sized accommodation with gas central heating and double glazed windows, and being ideally suited for the first time buyer or for investment purposes.

The accommodation provides entrance lobby leading to two reception rooms with one having an wood burner stove for those cold winter evenings, downstairs WC and modern fitted kitchen/breakfast room. First floor provides spacious landing area with 3 bedrooms with one having and ensuite shower room and good storage cupboards, family bathroom.

Outside there is on street car parking with level enclosed mature garden to rear with patio area and lawn ideal for children and dogs. Garage at rear leading out to service lane providing further parking.

The property is ideally situated within Felinfoel offering excellent local convenience being within easy reach of local supermarket, schools, and essential amenities. Llanelli town centre is within close proximity offering a good range of amenities and facilities, and the stunning Millennium Coastal Park just a short drive away. Also provides excellent connectivity with easy access to the M4 corridor for journeys towards Swansea, Cardiff, and beyond, complemented by regular local bus services that connect easily to Llanelli town centre and the train station.

Entrance Lobby (5' 04" x 3' 06") or (1.63m x 1.07m)

Double glazed front entrance door, door to:

Living/Dining Room (16' 01" Max x 15' 11") or (4.90m Max x 4.85m)

Feature fireplace with beam over incorporating a wood burner stove, timber effect flooring, window to rear, radiator, stairs to first floor, doors to:

Downstairs Toilet

WC and wash basin.

Sitting Room (11' 11" x 9' 10") or (3.63m x 3.00m)

Open fireplace, window to front, radiator, timber effect flooring.

Kitchen / Breakfast Room (11' 06" x 11' 04") or (3.51m x 3.45m)

Modern fitted range of base and wall cupboards, sink unit with mixer tap, built in electric oven with 4 ring gas hob and hood over, plumbing for dishwasher and washing machine, tiled flooring, radiator, double aspect windows, tiled surrounds, rear exterior door.

First Floor Landing (12' 07" x 7' 02") or (3.84m x 2.18m)

Most spacious landing area with access to loft space, radiator, doors to:

Bedroom 1 (13' 06" x 10' 04") or (4.11m x 3.15m)

Two built in wardrobes, radiator, two windows to front, door to:

En-Suite Shower Room (10' 03" x 3' 10") or (3.12m x 1.17m)

Modern suite comprising double shower cubicle, WC, vanity unit with wash basin, radiator.

Glanlliedi Terrace, Felinfoel, Llanelli, Carmarthenshire.

Bedroom 2 (12' 05" Max x 12' 02") or (3.78m Max x 3.71m)

Two built in wardrobes, radiator, window to rear.

Rear Landing

Doors to:

Bedroom 3 (11' 05" x 6' 09") or (3.48m x 2.06m)

Radiator, window to rear, wall mounted gas fired boiler.

Bathroom (8' 01" x 5' 00") or (2.46m x 1.52m)

Modern three piece suite comprising bath with shower attachment over and screen, WC, wash basin, radiator.

Outside

On street car parking to front with pathway to side leading to rear. Enclosed walled in level rear garden laid to lawn and patio areas ideal and safe for children/dogs. At the rear of the garden is a detached garage with roller shutter door and power and light connected, with access off service lane.

Flying Freehold

We have been informed by the owners that the property has a flying freehold over the adjacent pathway, that leads to the rear.

Tenure

We have been informed that the property is part freehold and leasehold - we would advise potential buyers to check this arrangement.

Broadband and Mobile phone

Mobile phone signal deemed to be good in the area. Broadband is available in vicinity. Please contact your network provider for further information.

Services

Mains electricity, mains water, mains gas, mains drainage.

Tenure

Sol. To Verify

Council Tax

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