



59 Long Row, Felinfoel, Llanelli, SA15 4LW £499,995

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WELCOME

This striking detached cottage perfectly marries traditional stone-fronted character with the expansive space required for modern family life.

Davies Craddock Estates are pleased to present for sale this detached Cottage situated in a quiet and peaceful location on the sought-after Long Row in Llanelli.

The property is situated in a quiet, peaceful area of Llanelli that balances privacy with easy access to everyday essentials. Local schools, supermarkets, and the town center's amenities are all just a short drive away, while nearby road and rail links provide straightforward connections for commuting.

The property immediately impresses with its extensive private driveway, providing ample parking for multiple vehicles and leading to a substantial double detached garage.

Inside, the home offers a versatile and generous layout featuring three distinct reception rooms, a functional kitchen opening into a cozy conservatory. The ground floor is designed for maximum convenience, boasting a modern shower room alongside a spacious, well-appointed utility room. Upstairs, the home continues with four well-proportioned bedrooms and a full family bathroom.



Entrance Hallway
Wood effect flooring, radiator, stairs to first floor, under stairs storage,

Living Room
15'9" x 13'8" approx.
Window to front, radiator, log burner with brick feature surround.

Reception Room
15'9" x 13'6" approx. (max)
Wood effect flooring, French doors to front, radiator.

Reception Room
15'9" x 13'6" approx.
Window to front and rear, radiator, gas fire with brick feature surround.

Study Space
3'4" x 5'2" approx.

Utility
12'8" x 10'0" approx. (max)
Fitted with wall and base units with worktop over, Belfast sink with mixer taps, space for washing machine and tumble dryer, tiled splash backs, tiled flooring, window and external door to front.

Shower Room
5'9" x 10'0" approx. (max)
Fitted with W/C, hand wash basin, walk in shower, radiator, heated towel rail, window to rear.





Kitchen
20'0" x 8'11" approx.

Fitted with wall and base units with work top over; breakfast bar; Belfast Sink with mixer tap, wine fridge, double cooker, space for fridge/freezer, tiled flooring, tiled splash backs, window and external door to side.

Conservatory
8'11" x 12'4" approx. (max)

Opening off the kitchen with tiled flooring, external door to side.

Landing

Radiator, loft access, two windows to front.

Master Bedroom

20'0" x 8'11" approx.

Window to side and rear, radiator.

Bedroom Two

15'1" x 12'3" approx.

Window to rear, radiator.

Bedroom Three

15'9" x 10'1" approx.

Window to front, radiator.

Bedroom Four

13'6" x 9'10" approx. (max)

Window to front, radiator.

Bathroom

13'6" x 5'6" approx.

Fitted with W/C, hand wash basin, panelled corner bath, storage cupboard housing boiler, tiled walls and flooring, velux window to rear.

External

FRONT: Private drive way, double garage.

REAR/SIDE: Raised lawned garden with outbuilding/log store. BBQ and fire pit area with seating.

Garage

16'3" x 18'0" approx.

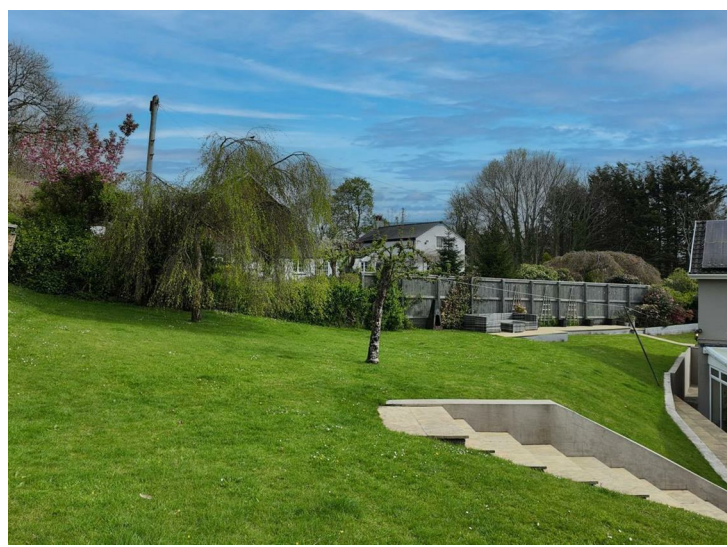
Electric door to front.





The outdoor space is a true highlight, featuring a beautifully landscaped raised lawn that offers a sense of privacy and elevation. Designed for year-round enjoyment, the grounds include a dedicated dining area with a built-in brick BBQ and a fire pit with a custom seating area with a practical outbuilding currently utilized as a log store.

- Detached Property
- Four Bedrooms
- Three Reception Rooms
- Driveway & Double Garage
- Mains Gas, Electric, Water & Drainage
- EPC - B (approx 163m2/1754ft2)
- Council Tax - E (Provided by local authority, subject to change)
- Freehold
- Solar Panels - Owned
- Viewing Essential





Est 1978

Davies Craddock Estates

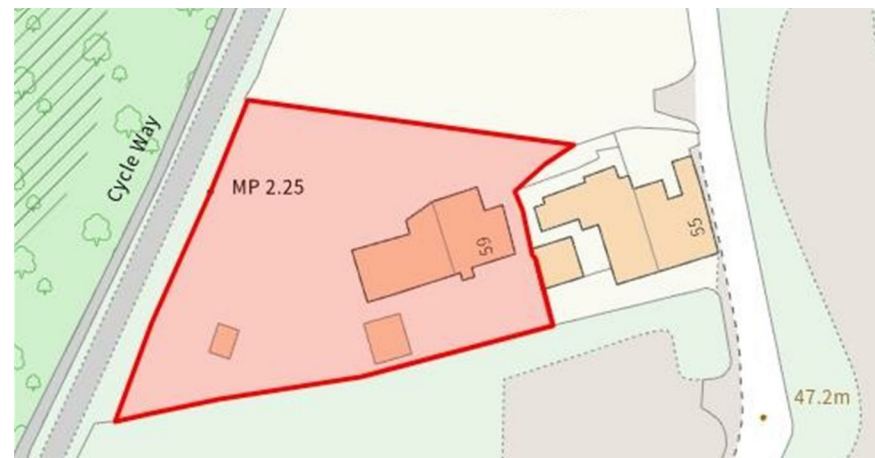
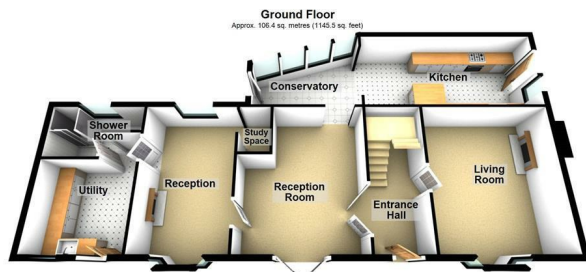
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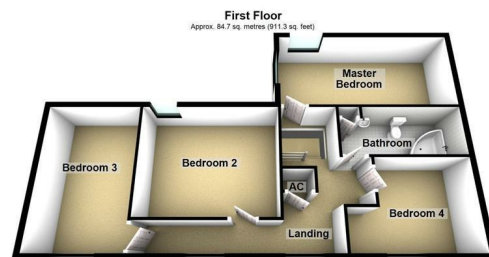
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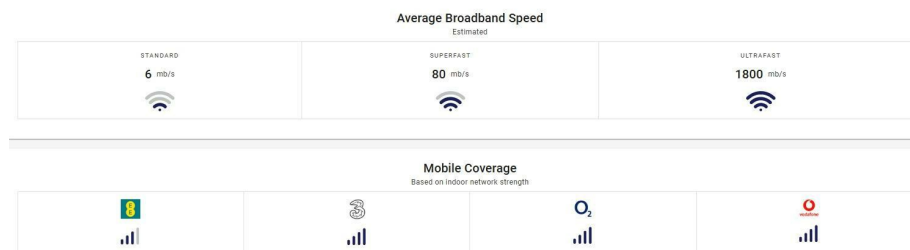
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 191.1 sq. metres (2056.8 sq. feet)



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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

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