



Rhandirfelin, Felinfoel, Llanelli, SA15 4LG

Situated in a quiet location with views over Felinfoel, this IMMACULATELY PRESENTED, DETACHED BUNGALOW offers accommodation comprising: Sunroom, Kitchen, Dining Room, Lounge, Bathroom and THREE Bedrooms (one with en-suite facilities). Externally there is Off Road Parking for two/three vehicles, GARAGE, patio area to Front and Side and Rear Garden. VIEWING IS AN ABSOLUTE MUST TO APPRECIATE.

£189,995



11 Murray Street, Llanelli, SA15 1AQ
T: 01554 784 400 | F: 01554 784 399
ll@dawsonsproperty.co.uk





ENTRANCE

UPVC door with double glazed panel into;

SUNROOM 4.024m x 2.972m (13'2" x 9'9")

UPVC tongue and groove ceiling, inset spotlights, tiled flooring, radiator, uPVC double glazed windows to rear and side, television aerial, uPVC double glazed door with matching side window into;

KITCHEN 3.962m x 2.991m (13'0" x 9'10")

Coved and skimmed ceiling, inset spotlights, tiled flooring, walls tiled to splash back, fitted with a range of wall, base and display units with complimentary work surface over, stainless steel sink and drainer with mixer tap, built in eye level electric oven and grill with warming drawers, built in electric four ring hob with extractor fan over, integrated fridge freezer, integrated dishwasher, concealed space and plumbing for washing machine, door into;

DINING ROOM 3.995m x 3.042m (13'1" x 10'0")

Coved and skimmed ceiling, uPVC double glazed window to front, radiator, smoke detector, double opening doors into;

LOUNGE 6.067m x 3.586m (19'11" x 11'9")

Coved and skimmed ceiling, uPVC double glazed french doors to front, radiator with ornamental cover, television aerial, remote control electric fire set on marble effect surround, door into;

INNER HALLWAY

Coved and skimmed ceiling, smoke detector, loft access with pull down ladder, radiator, uPVC door with double glazed obscure glass panel to side.

BATHROOM

Skimmed ceiling, inset spotlights, uPVC double glazed obscure glass windows to side and rear, tiled walls, tiled flooring, heated towel rail, folding door into airing cupboard housing gas combination boiler and shelving, fitted with a three piece suite comprising WC, wash hand basin with mixer tap set on vanity unit and bath with over head shower within.

BEDROOM ONE 2.947m x 2.780m (9'8" x 9'1")

Coved and skimmed ceiling, uPVC double glazed window to rear, radiator, folding door into;

ENSUITE

Skimmed ceiling, inset spotlights, tiled walls, tiled flooring, radiator, fitted with a three piece

suite comprising WC, wash hand basin with mixer tap set on storage unit and shower enclosure.

BEDROOM TWO 3.919m x 3.139m (12'10" x 10'4")

Coved and textured ceiling, uPVC double glazed window to front, radiator.

BEDROOM THREE 2.869m x 2.733m (9'5" x 8'11")

Coved and skimmed ceiling, ceiling rose, uPVC double glazed window to side, radiator.

EXTERNAL

FRONT

Tarmacadam driveway with space for approximately two to three vehicles leading to garage with up and over door and electric and light connected, steps with hand rail leading to entrance door, paved patio area, two external lights, two external power points.

REAR

Enclosed garden with paved patio area, pedestrian side access to both sides of the property, pedestrian gate with steps leading to lawned area with further patio area, external tap, shrubbed and decorative pebble borders.

DIRECTIONS

From our offices at Murray Street, head to the traffic lights and turn right onto Gelli Onn, take the right hand lane and follow round to the second exit onto Thomas Street. Proceed onto Felinfoel Road and proceed into the village of Felinfoel. Passing the petrol station, take the first turning left onto Tanyrhodyn, follow the road around onto Rhandirfelin/Treban where the property can be found on the left hand side, just over the cycle track.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: EPC - D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01554 784 400



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.