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DAN YR ALLT, FELINFOEL, LLANELLI, SA14 8AT
£104,250



For Sale with NO ONWARD CHAIN, this well presented SEMI DETACHED house is well located within the FELINFOEL area of Llanelli, convenient for local amenities including schools, hospital and with good road links to Llanelli Town Centre, Retail Parks and M4. The property within comprises: Entrance Hallway, Bathroom, Lounge/Dining Room and Kitchen to the Ground Floor, with THREE Bedrooms to the First Floor. Externally there are Front and Rear Gardens and OFF ROAD PARKING SPACE to the Front.
VIEWING ESSENTIAL TO FULLY APPRECIATE.

ENTRANCE

UPVC door with double glazed obscure glass panel into:

HALLWAY

Coved and skimmed ceiling with ceiling rose, solid oak flooring, radiator, stairs to first floor, telephone point, uPVC double glazed window with obscure glass panel to side, thermostat, smoke detector, door into:

BATHROOM

Coved and textured ceiling, inset spotlights, uPVC double glazed window with obscure glass to front, radiator, tiled walls, tiled flooring, uPVC double glazed window with obscure glass to side, fitted with a three piece suite comprising WC, pedestal wash hand basin with mixer tap and corner bath with jets.

LOUNGE/DINING ROOM 5.547m X 4.125m (18'3" X 13'6")

Coved and skimmed ceiling with ceiling rose, uPVC double glazed window to front, uPVC double glazed french doors to rear, solid oak flooring, two radiators, two wall mounted lights, television aerial point, telephone point, electric fire set into marble effect hearth and inset with wooden surround.

KITCHEN 3.508m X 3.283m (11'6" X 10'9")

Coved and skimmed ceiling, inset spotlights, uPVC double glazed window to rear, uPVC door with double glazed obscure glass panel to rear, tiled flooring, radiator, walls tiled to splash back, fitted with a range of wall, base and display units with complementary work surface over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, integrated dishwasher, built in electric oven with four ring gas hob and stainless steel chimney hood over, television aerial point.

FIRST FLOOR LANDING

Textured ceiling, loft access, smoke detector, telephone point.

BEDROOM ONE 5.611m X 2.573m (18'5" X 8'5")

Coved and textured ceiling, uPVC double glazed window to front, uPVC double glazed window to rear, radiator, television aerial, cast iron fireplace with wooden mantle.

BEDROOM TWO 4.495m X 2.491m (14'9" X 8'2")

Textured ceiling, uPVC double glazed window to front, radiator, door into cupboard housing "Glow-Worm" gas combination boiler.

BEDROOM THREE 4.498m X 2.126m (14'9" X 7'0")

Textured ceiling, uPVC double glazed window to rear, radiator.

EXTERNAL

To the front of the property there are double opening gates onto tarmac drive with space for one vehicle, lawned area, gated pedestrian side access. To the rear of the property there is an enclosed garden, gated pedestrian side access, paved patio area, external tap, external light, steps leading to further patio and lawned area.

DIRECTIONS

From our offices at Murray Street, head to the traffic lights and turn right onto Gelli Onn, proceed in the right hand lane and take the second exit onto Thomas Street. Proceed onto Felinfoel Road and into the village of Felinfoel. Pass Felinfoel Brewery and at the mini roundabout turn right, pass the Co-op and follow the road around to the right onto Ynyswen. Turn right again opposite Felinfoel Primary School into Dan yr Allt and the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: EPC - D

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