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AEL Y BRYN DRIVE, FELINFOEL, LLANELLI,
£145,000



This Traditional Semi Detached, Double Bay Fronted Home is conveniently located with the Felinfoel area of Llanelli, with easy access to local amenities, schools, hospital, M4 and Llanelli Town Centre. The property within offers accommodation which briefly comprises: Entrance Hallway, Three Reception Rooms and Kitchen to the Ground Floor, with Three Bedrooms, Bathroom and Separate WC to the First Floor. Externally there are Front and Rear Gardens, Gated Driveway for approximately two vehicles and a Detached Garage, There is also access from the rear garden into a basement storage area.

VIEWING ESSENTIAL TO FULLY APPRECIATE.

ENTRANCE

UPVC double glazed door with matching side and top panel into:

PORCH

Skimmed ceiling, tiled flooring, wooden door into:

HALLWAY

Coved and papered ceiling, single glazed obscure and stained glass windows to front and side, stairs to first floor, radiator, telephone point, smoke detector.

SITTING ROOM 4.205m into bay window x 3.407m (13'9" into bay window x 11'2")

Coved and papered ceiling, uPVC double glazed bay window to front, radiator, television and satellite aerial point, gas fire set on a tiled hearth and surround.

LOUNGE 4.175m x 3.182m (13'8" x 10'5")

Coved and papered ceiling, uPVC double glazed window to rear, radiator, television and satellite aerial point, gas fire set on a tiled hearth and surround, two wall mounted lights.

DINING ROOM 3.098m x 2.456m (10'2" x 8'1")

Coved and papered ceiling, two uPVC double glazed windows to the side, radiator, laminate flooring, television aerial point, thermostat, opening into:

KITCHEN 2.854m x 1.856m (9'4" x 6'1")

Coved and skimmed ceiling, uPVC double glazed window to rear, tiled flooring, tiled walls, uPVC double glazed door to side, fitted with a range of wall and base units with work surface over, built in electric oven with built in four ring electric hob and extractor fan over, stainless steel sink and drainer with mixer tap, kick board heater, integrated fridge, plumbing for washing machine.

STAIRS TO FIRST FLOOR

LANDING

Coved and papered ceiling, uPVC double glazed window with obscure and stained glass to side, smoke detector, door into storage cupboard.

BEDROOM ONE 3.909M X 3.018M (12'10" X 9'11")

Coved and papered ceiling, uPVC double glazed window to rear, radiator.

BEDROOM TWO 4.505m x 3.006m (14'9" x 9'11")

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

BEDROOM THREE 2.441m x 2.255m (8'0" x 7'5")

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

WC

Skimmed ceiling with inset spotlights, uPVC double glazed obscure glass window to side, tiled walls, tiled flooring, fitted WC.

BATHROOM

Skimmed ceiling with inset spotlights, uPVC double glazed window with obscure glass to side, tiled flooring, tiled walls, airing cupboard housing gas combination boiler, wall mounted chrome effect heated towel rail, fitted with a two piece suite comprising: sink with storage below and mixer tap and bath with folding glass shower screen and shower over.

EXTERNAL

FRONT

Footpath leading to entrance door, lawned area, gated driveway for approximately two vehicles leading to garage.

REAR

Lawned area, basement storage with steps up to kitchen.

GARAGE

Up and over door, electric and lighting connected.

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 toward the village of Felinfoel. As you come down the hill towards the speed camera turn left onto Ael Y Bryn Drive and the property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

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