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t: 07595939335
info@silveroakproperty.com



174 Felinfoel Road, Llanelli, Carmarthenshire, SA15 3NJ
£245,000

Listing QR code:



- **Detached Bungalow With Views**
- **Modernised with Traditional Elements**
- **Two Bedrooms**
- **Chain Free**
- **Detached Garage With Parking**
- **Viewing Essential To Appreciate**
- **Freehold**
- **Council Tax Band: D**

Silver Oak Property proudly presents this charming Detached Bungalow, exuding timeless charm that has been carefully enhanced through thoughtful modernisation while preserving its traditional elements. Situated in Felinfoel road, this residence enjoys an elevated position with captivating front views. The property features an inviting Entrance Porch adorned with stained glass, a spacious Lounge, Inner Hallway, Two Bedrooms, a generous Bathroom, Kitchen, and a convenient Utility room. The outdoor space includes Front and Rear Gardens, Off-Road Parking for approximately Two Vehicles, and a detached garage. To truly grasp its allure, a personal viewing is highly recommended.

Porch

The entrance features a wooden door with a single pane of obscure stained glass, two steps leading into the lounge.

Inner Hall

Equipped with a smoke detector, loft access, and laminate flooring;

Lounge

5.39 m x 3.98 m Approx.

Picture rail, laminate flooring, uPVC double glazed window to side, uPVC double glazed window to front, two radiators, log fireplace;

Bedroom One

5.21 m x 3.52 m Approx.

uPVC double glazed bay window to front, uPVC double glazed window to side, radiator, picture rail;

Bedroom Two

4.53 m x 3.05 m Approx.

uPVC double glazed window to side, uPVC double glazed french doors to rear, radiator, picture rail;

Kitchen

4.30 m x 3.06 m Approx.

Two uPVC double glazed windows to rear, uPVC double glazed window to side, radiator, range of kitchen units with matching worktop, stainless steel sink with mixer tap, range style cooker, extractor cooker hood, wall mounted gas combination boiler;

Front Garden

Driveway space for approximately two vehicles leading to garage, gated side pedestrian access, steps leading to paved path with handrail leading to further steps to entrance door, lawned garden area with mature trees and bark chippings border, external light, path to utility porch door, pedestrian side access;

Family Bathroom

3.68 m x 2.49 m Approx.

uPVC double glazed window with obscure glass to rear, wall mounted chrome effect heated towel rail, radiator, walls panelling, fitted with a four piece suite comprising WC, pedestal wash hand basin, shower cubicle and freestanding bath;

Utility Room

2.79 m x 2.38 m Approx.

uPVC double glazed and dwarf wall construction, uPVC double glazed doors with obscure glass to front and rear, plumbing for washing machine, radiator, fitted base unit with work surface over, stainless steel sink and drainer with mixer tap;

Rear Garden

Lawned garden area with mature shrubs, door into solid construction storage shed, pedestrian side access, external tap;



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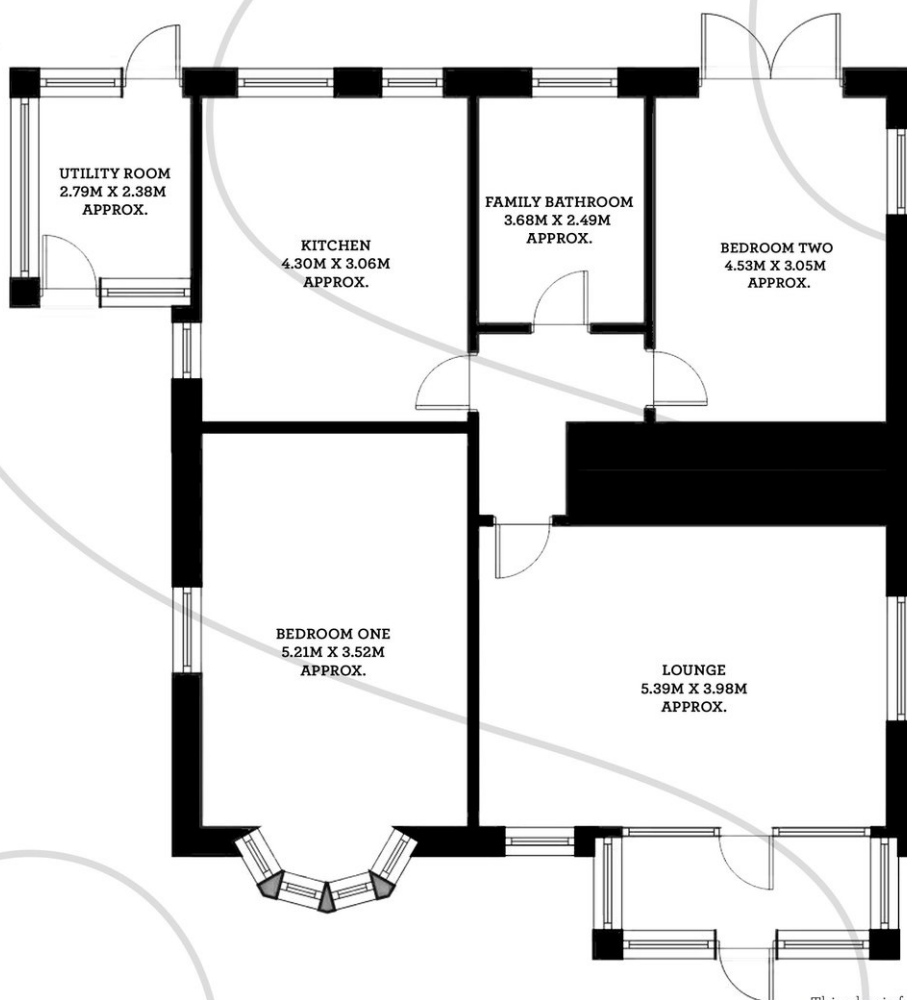
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This plan is for illustration purposes only and may not be representative of the property. Not to scale.

While every effort has been made to ensure the accuracy of the floor plan provided here, measurements of rooms and any other items are approximate, and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Not to scale.

174 Felinfoel Road
Llanelli
Carmarthenshire
SA15 3NJ

Energy rating

TBC

Valid until:

Certificate number:

Property type:

Detached Bungalow

Energy rating and score

This property's current energy rating is TBC. It has the potential to be TBC.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

IMPORTANT NOTICE: These particulars has been collaboratively prepared with the seller in all good faith to provide a fair and comprehensive overview of the property. If there are specific aspects crucial to you, kindly verify with us, especially if you're travelling a considerable distance for a property viewing. It is essential to note that the sale of the property excludes certain items, namely: fitted carpets, curtains, blinds, curtain rods, poles, light fittings, kitchen appliances, sheds, and greenhouses, etc, unless expressly specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances, and equipment mentioned in the sales details have not undergone testing, and as such, no warranty can be provided. Prospective buyers should ensure satisfaction on such matters before finalizing a purchase. Any provided areas, measurements, or distances are indicative and not precise. Property viewings are available by appointment only with Silver Oak Property at 07595939335.

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