



37 Cwmfelin Road, Llanelli, SA14 9LP
£145,000

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A beautifully presented three bedroom terraced home situated on Cwmfelin Road, Llanelli. This lovely home has been tastefully decorated throughout and boasts some lovely features,

Briefly comprising of lounge, modern fitted shaker style kitchen/diner, matching utility room, ground floor shower room, three bedrooms and family bathroom. Benefiting further from a pretty rear garden that has been landscaped to provide a paved patio with lawn and raised flower beds.

A perfect first time buy !!!

Entrance

Entered via a composite door into:

Lounge

18'2" x 12'5" (5.54 x 3.79)

Beams to ceiling, wood effect laminate flooring, radiator x2, stairs to first floor, decorative wooden, fireplace with tiled back and hearth uPVC double glazed windows x2, door to:

Kitchen/diner

8'3" x 18'11" (2.52 x 5.78)

Fitted with a modern shaker style kitchen with work surface over, eye level oven and grill, integrated dishwasher, 1 and 1/2 bowl sink with drainer and mixer tap, five ring gas hob with extractor fan over, slate effect vinyl floor tiles, radiator, tiled splash back, coving to ceiling with spotlights, uPVC double glazed window, door into:





Utility Room

5'7" x 11'2" (1.72 x 3.42)

Fitted with a range of modern shaker style wall and base units with work surface over, tiled splash back, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, radiator, slate effect tile vinyl flooring, uPVC double glazed door, uPVC double glazed window, coving to ceiling, spotlights, door to:



Shower Room

5'8" x 7'2" (1.73 x 2.20)

Fitted with a three piece suite comprising of shower with tiled splash back, W.C and wash hand basin, heated towel rail, tiled floor, coving to ceiling.

Landing

Coving to ceiling, door to airing cupboard housing combination boiler, doors to:

Bedroom Two

11'11" x 9'1" (3.64 x 2.79)

Beam to ceiling with spotlights, access to loft, radiator, door to storage cupboard. uPVC double glazed window



Bedroom Three

6'9" x 12'4" (2.07 x 3.77)

Beam to ceiling, uPVC double glazed window, radiator

Bathroom

5'9" x 8'4" (1.76 x 2.55)

Fitted with a three piece suite comprising of bath, W.C and wash hand basin, tiled floor, coving to ceiling, heated towel rail, extractor fan.

Bedroom One

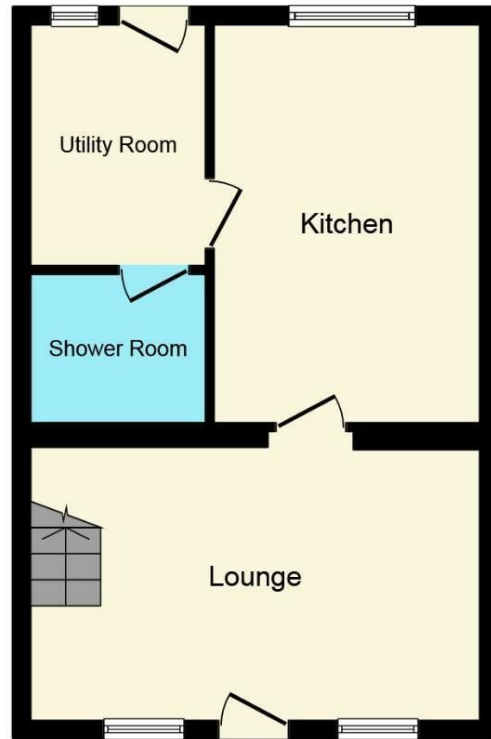
14'6" x 14'11" (4.44 x 4.56)

Coving to ceiling, radiator, uPVC double glazed window x2

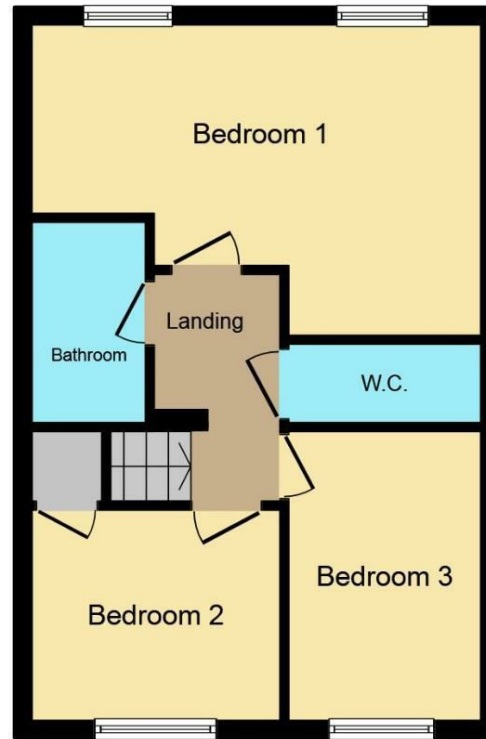


External

This beautiful home boasts an enclosed rear garden that has been landscaped to provide a paved patio and lawn with raised flower beds and a storage shed. Must be seen



Ground Floor



First Floor



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

Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		68	71				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	