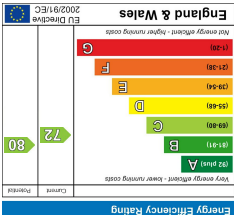


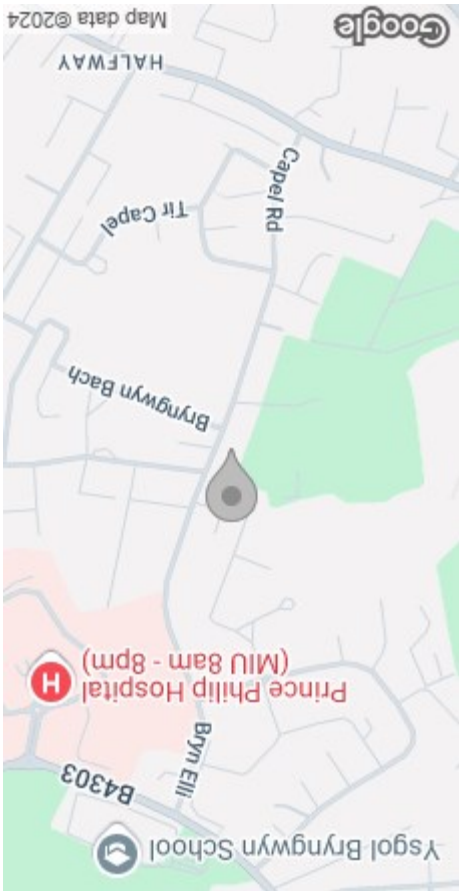
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EPC



AREA MAP



FLOOR PLAN



55 Capel Road  
, Llanelli, SA14 8SL  
Offers Around £420,000





GENERAL INFORMATION

Located on Capel Road in Llanelli, this stunning detached house is a true gem waiting to be discovered. Boasting 2 reception rooms, 5 bedrooms, and 2 bathrooms, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by an immaculately presented interior that exudes elegance and style. The lounge, family room, and dining area seamlessly flow into a contemporary kitchen, creating the perfect space for entertaining guests or simply relaxing with family.

Upstairs, the five bedrooms provide plenty of room for a growing family or visiting guests. The master bedroom comes with en-suite facilities, adding a touch of luxury to everyday living. The superb family bathroom is perfect for unwinding after a long day.

Outside, the property offers parking for up to 5 vehicles, a garage, workshop, and a charming summer house. Whether you're a car enthusiast or enjoy outdoor hobbies, this property has something for everyone.

If you appreciate quality craftsmanship and tasteful decor, this residence is a must-see. Book a viewing today to fully appreciate the size, accommodation, and attention to detail that this property has to offer. Don't miss out on the opportunity to make this house your dream home in Llanelli.

Freehold=Council Tax Band E=EPC-C

FULL DESCRIPTION

**ENTRANCE**  
Stone chipped driveway providing ample off road parking. Solid wood door with glass panel opening into:

**HALLWAY**  
Limestone tiled flooring, double glazed window to front aspect with etched glass, coving, stairs to first floor, radiator. Doors to:

**LOUNGE**  
23'8 x 11'9 (7.21m x 3.58m)  
Bay window to front aspect, coving, further uPVC window to side aspect, two radiators, solid oak wood flooring, feature gas fire.

**KITCHEN/DINING ROOM**  
29'2 max x 19'11 max (8.89m max x 6.07m max)  
KITCHEN AREA : Fitted with a range of wall and base units having sandstone worktops over with inset two bowl sink with mixer tap, three windows to rear garden, inset five ring gas hob with extractor hood over, two gas ovens. Integrated dishwasher, space for fridge freezer, further sink unit with mixer tap, double glazed window to side aspect, radiator, Limestone flooring.

**DINING AREA:** Limestone floor, coving, radiator, double glaze patio doors opening out to rear garden. Opening into:



**FAMILY/SITTING ROOM**  
Double glazed window to front aspect, radiator, stone fireplace housing log burner, Limestone flooring, archway into:-

**INNER HALLWAY**  
Storage cupboard providing ample storage space, radiator, limestone flooring, ceramic tiled walls, frosted double glazed door to side access, coving. Door into:

**CLOAKROOM**  
Feature wash hand basin, W.C, storage cupboard housing 'Worcester' boiler, extractor fan, frosted glazed window to rear aspect, radiator, limestone flooring.

**FIRST FLOOR**  
Reached via stairs found in hallway.

**LANDING**  
Double glazed window to front aspect, attic access with pulldown ladder, radiator. Doors to:-

**MASTER BEDROOM**  
12'11 x 12'10 (3.94m x 3.91m)  
Three double glazed windows overlooking rear aspect, radiator, coving. Door into:



**EN SUITE**  
6'1 x 5'4 (1.85m x 1.63m)  
Walk in shower having main shower with rainfall showerhead, W.C, wash hand basin set into vanity unit, ceramic tiled floor and walls, spotlights to ceiling, frosted double glazed window to rear aspect, radiator.

**BEDROOM 2**  
11'6 x 13'2 (3.51m x 4.01m)  
Double glazed bay window to front aspect, coving, radiator.

**BEDROOM 3**  
10'0" x 13'10 (3.05m' x 4.22m)  
Double glazed window to front aspect, radiator, coving.

**BEDROOM 4**  
10'6 x 11'10 (3.20m x 3.61m)  
Frosted glazed window to side aspect, coving, radiator.

**BEDROOM 5**  
12'5" x 10'0" (3.81m x 3.05m)  
Currently used as a dressing room, double glazed window to rear aspect, radiator, coving.

**BATHROOM**  
10'9 x 6'7 (3.28m x 2.01m)  
White four piece suite comprising: Panelled bath, corner shower cubicle housing main shower, WC, wash hand basin, ceramic tiled walls and floors, frosted glazed window to side aspect, extractor fan, spotlights, radiator.



**EXTERNALLY**  
**GARDEN**  
Enclosed rear garden laid to Sandstone patio slabs with raised flower beds. Summer house and garage.