

222 Felinfoel Road, Llanelli, SA15 3NZ

£229,995

3 2 2 D

Est 1978

Davies Craddock Estates are delighted to present for sale this well-presented, mid-terrace property conveniently situated on Felinfoel Road, Llanelli.

The ground floor features a spacious, open-plan living and dining room that seamlessly flows together—ideal for modern family living. This leads through to a well-appointed kitchen, a practical utility space, a family bathroom, and a separate shower room. To the first floor, the property provides three well-proportioned bedrooms.

Externally, the front of the property benefits from a private driveway complete with an EV charging point. To the rear, there is an enclosed, low-maintenance garden alongside a detached garage/workshop, offering fantastic storage or hobby space.

Situated on Felinfoel Road, the property enjoys a highly convenient location on the edge of Llanelli town centre. Residents will find an array of local amenities close by, including shops, supermarkets, schools, and healthcare facilities. The area also boasts excellent transport links, with easy access to the local bus routes, Llanelli railway station, and the main coastal road links for commuting to Swansea, Carmarthen, and beyond. For leisure, the scenic Parc Howard and the Millennium Coastal Path are just a short distance away.

Early viewing is essential to see what this property has to offer.





















Entrance Hallway
Radiator, herringbone style laminate, stairs to first floor.

Living Room
11'6" x 11'5" approx. (3.52 x 3.49 approx.)
Window to front, radiator, Herringbone style laminate, opening into;

Dining Room
8'7" x 12'2" approx. (2.63 x 3.72 approx.)
French doors to rear, radiator, Herringbone style laminate, under stairs storage cupboard.

Kicthen
12'2" x 9'5" approx. (3.71 x 2.88 approx.)
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and hob with extractor hood over, space for fridge/freezer and dish washer, tiled splash backs, Herringbone style vinyl flooring, radiator, window to side.

Utility Area
Space for washing machine and tumble dryer. Wall mounted boiler - WORCESTER

Shower Room
Fitted with double shoer cubicle, Respatex walls, vinyl flooring.

Bathroom
7'3" x 9'5" approx. (2.21 x 2.88 approx.)
Fitted with W/C, hand wash basin, free standing bath, heated towel rail, Resptaex walls, vinyl flooring, window to rear.

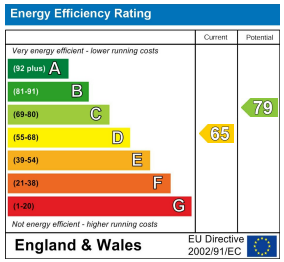
Landing
Loft access. Storage cupboard.

Bedroom One
9'8" x 16'1" approx. (2.97 x 4.92 approx.)
Two windows to front, radiator, built in wardrobes./storage.

Bedroom Two
10'2" x 9'0" approx. (3.12 x 2.76 approx.)
Window to rear, radiator, fitted wardrobes/storage

Bedroom Three
12'0" x 9'5" approx. (3.67 x 2.88 approx.)
Window to side, radiator.

External
Front : Drive way for two cars with EV charger.
Rear: Enclosed low maintenance garden with steps down to detached garage 5.58m x 3.93m Rear lane access.



These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

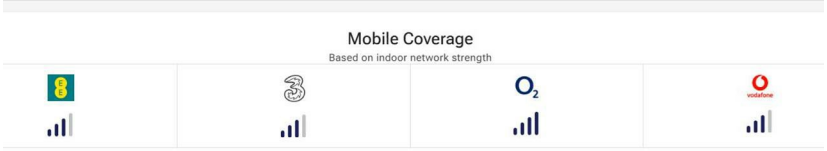
Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.

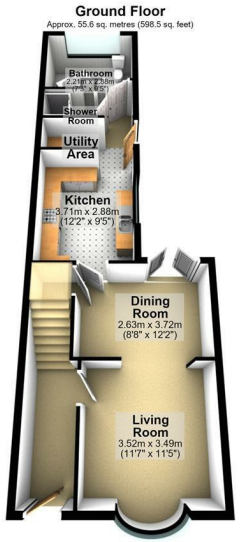


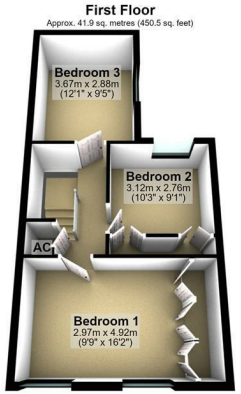




- Mid-Terrace Property
- Three Bedrooms
- Living/Dining
- Detached Garage To Rear
- Driveway with EV Charger
- Mains Gas, Electric, Water & Drainage

- EPC - D Approx. 96m2
- Council Tax - C (Provided by local authority, subject to change)
- Freehold
- Viewing Essential





Total area: approx. 97.5 sq. metres (1049.0 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

SCAN ME Google Reviews

18 Murray Street, Llanelli, Carmarthenshire, SA15 1DZ
T. 01554 779444 | **E.** estates@dcestates.co.uk
www.daviescraddock.co.uk

Est 1978