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THORNES

**ESTATE
AGENTS**

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**14 GLAN-YR-AFON, FELINFOEL, LLANELLI,
CARMARTHENSHIRE SA15 3QB**



OFFERS IN THE REGION OF £59,500

- **END OF TERRACE PROPERTY**
- **SITUATED IN HEART OF FELINFOEL VILLAGE**
- **3 RECEPTION ROOMS**
- **BATHROOM**
- **2 BEDROOMS**
- **UPVC DOUBLE GLAZED WINDOWS**

14 GLAN-YR-AFON, FELINFOEL, LLANELLI
(cont'd)

An end of terrace property, situated in the heart of Felinfoel village (edged RED on attached plan), within walking distance of all local amenities and just under two miles from Llanelli town centre. The property abuts the pavement at the front and has a rear garden with lane access.

GROUND FLOOR

ENTRANCE HALL – UPVC double glazed entrance door. Timber door leading to:-

LOUNGE – 4.06m(13'4") x 3.91m(12'10") (overall). UPVC double glazed window. Fireplace with gas fire. Staircase leading to first floor.

DINING ROOM – 3.91m(12'10") x 2.13m(7'0"). Freestanding electric fire. UPVC double glazed window.

LIVING ROOM - 3.89m(12'9") x 2.12m(7'0"). UPVC double glazed window. Gas fire with back boiler. Timber window. Timber door leading to kitchen. Open beam ceiling.

KITCHEN – 3.89m(12'9") x 5.07m(16'8"). Range of base units and wall cupboards incorporating 1 ½ basin sink unit. Walls partially tiled. Quarry tiled floor. UPVC double glazed window and UPVC double glazed door leading to rear garden.

BATHROOM – Bath (with shower above) and wash hand basin. Airing cupboard. Tiled wall and tiled floor.

SEPARATE W.C – Tiled floor. Steel window.

FIRST FLOOR

LANDING – Access to attic.

BEDROOM 1 – 3.09m(10'2") x 3.62m(11'11") (overall). UPVC double glazed window. Storage cupboard.

BEDROOM 2 – 3.92m(12'11") x 2.88m(9'6"). UPVC double glazed window.

OUTBUILDINGS – SHED.

EXTERIOR – The property abuts the pavement at the front and has a rear garden with lane access.

TENURE – We are informed that the property is Freehold.

COUNCIL TAX BAND 'B'

VIEWING - Strictly by appointment with THORNES.

PLEASE NOTE: Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:

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