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**THORNES**

**ESTATE  
AGENTS**

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**164 FELINFOEL ROAD, LLANELLI,  
CARMARTHENSHIRE SA15 3JT**



**OFFERS IN THE REGION OF £69,000**

- **MID TERRACE PROPERTY**
- **ENCLOSED FORECOURT**
- **CONVENIENTLY SITUATED**
- **LOUNGE/DINER**
- **KITCHEN**
- **BATHROOM**
- **2 BEDROOMS**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**

## 164 FELINFOEL ROAD, LLANELLI (cont'd)

A mid terrace property situated in a convenient location, within easy access of town centre (edged RED on attached plan). The property has an enclosed forecourt with rear paved garden, rear entrance and garage.

### GROUND FLOOR

**PORCH** – UPVC double glazed entrance door. Tiled walls. Timber door leading to:-

**ENTRANCE HALL** – Staircase leading to first floor with storage cupboard underneath. Radiator.

**LOUNGE/DINER** – 6.69m x 2.76m(22'0" x 9'1"). 2 Radiators. 2 UPVC double glazed windows. Tiled fireplace with gas fire. 2 Storage cupboards.

**KITCHEN** – 2.61m x 2.11m(8'7" x 6'11"). Radiator. Partially tiled and panelled walls. UPVC double glazed window. UPVC double glazed door leading to rear garden.

**BATHROOM** – Bath (electric shower above), W.C. and wash hand basin. Partially tiled walls. UPVC double glazed window. Storage cupboard housing gas boiler).

### FIRST FLOOR

**LANDING** – UPVC double glazed window. Storage cupboard.

**FRONT BEDROOM** – 4.59m x 3.34m(15'1" x 11'0"). Radiator. 2 UPVC double glazed window. Fitted wardrobe.

**BACK BEDROOM** – 3.23m x 2.82m(10'7" x 9'3"). Radiator. UPVC double glazed window. Airing cupboard.

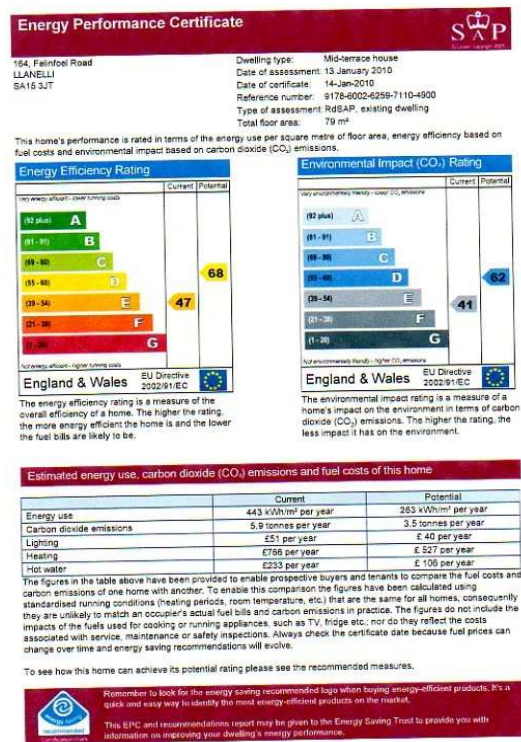
## OUTBUILDINGS – GARAGE and GREENHOUSE.

**EXTERIOR** - Enclosed forecourt and rear paved garden with Garage and Greenhouse. Rear lane access.

**TENURE** – Freehold (to be confirmed).

**COUNCIL TAX BAND** – BAND 'B'

**VIEWING** - Strictly by appointment with THORNES.



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**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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