

# 1 bedroom flat for sale, Felinfoel, Llanelli SA14 (54,995 GBP)



Location **Wales, Carmarthenshire**  
<https://www.freeadsz.co.uk/x-161911-z>

A Rare opportunity to purchase a GROUND FLOOR APARTMENT in the village of Llwynhendy on the outskirts of Llanelli, close to local schools and amenities. The apartment comprises of entrance Hallway, Openplan Lounge / Kitchen, Conservatory with access to communal garden, Bathroom, Bedroom. There is also the benefit of secure off road parking, gas central heating, The property is an ideal first time buy or investment buy. Viewing is Highly Recommended. Energy Rating: CHALLWAYS Smooth finish to walls and ceiling with coving, smoke alarm and doors off to: BATHROOM Panelled bath with mains shower and glass panel screen, Low level wc, pedestal wash handbasin and towel rail, with fully tiled walls. OPEN PLAN LOUNGE/KITCHEN 6.15m(20'2") x 4.65m(15'3") to kitchen area PVCu Double glazed window to rear with venetian blinds. Smooth finish to walls and ceiling with coving. Radiator, laminate flooring, telephone point and tv point. PVCu Double glazed sliding doors into: KITCHEN Base and wall units with complimentary work surface over and splashback tiles, integrated dishwasher, electric oven with four ring gas hob and stainless steel extractor fan above. plumbing for washing machine. Wall mounted Ariston gas boiler. CONSERVATORY 2.74m(9'0") x 2.41m(7'11") Dwarf wall with PVCu double glazed windows with venetian blinds, with a polycarbonate roof, French doors off to communal garden, radiator, laminate flooring, power points and wall light. BEDROOM 4.57m(15'0") x 2.84m(9'4") PVCu double glazed window to rear, laminate flooring, radiator, and a Smooth finish to walls and ceiling with coving. ENERGY PERFORMANCE GRAPH ENERGY PERFORMANCE GRAPH GENERAL INFORMATION VIEWING: By appointment with Cymru Estates. SERVICES: We have not checked or tested any of the SERVICES or APPLIANCES. TAX BAND: TBC IMPORTANT INFORMATION PROPERTY MISDESCRIPTIONS ACT 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order to fit the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. A reference to the Tenure of a Property is based on information supplied by the seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All measurements taken are approximate on this property particulars. DRAFT These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office. This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the.



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