



## Valley View, Felinfoel, Llanelli, SA14 8EZ

Asking Price: £495,000

- Modern Detached Dormer Style
- Five Bedrooms
- Ensuite To master Bedroom
- Open Aspect Countryside Views
- Light And Airy Versatile Accommodation
- Driveway Parking Leading to Integral Garage



## Entrance Reception Hallway

Entered via double glazed front door with matching glazed side panels, L shaped with medium oak flooring, built in coats cupboard, spindled staircase to the first floor and doors to:-

## Family Lounge

4.628m x 4.651m (15' 2" x 15' 3")

With medium oak wood flooring, feature inset electric fire within wooden surround, coving, double glazed leaded window to front aspect and double doors opening onto:-

## Dining Room

4.236m x 3.103m (13' 11" x 10' 2")

With medium oak flooring, coving, double glazed patio doors onto rear garden and further door to:-

## Kitchen

4.299m x 3.008m (14' 1" x 9' 10")

A fully fitted kitchen with a good selection of matching base and wall units with colour coordinated roll top work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, built in electric cooker with grill, integral dish washer, part tiled walls, built in wine rack, double glazed window to the rear, door giving access back to hallway and further door to:-

## Utility Room

3.094m x 1.573m (10' 2" x 5' 2")

With floor standing Worcester boiler (supplying domestic hot water and oil central heating) tile effect laminate flooring, plumbing for automatic washing machine and double glazed door giving access to side and rear of the property.

## Master Bedroom

3.481m x 3.042m (11' 5" x 10' 0")

With a selection of fitted over bed wardrobes, coving, double glazed window to the rear and door to:-

## Ensuite Shower

2.424m x 1.501m (7' 11" x 4' 11")

With walk in shower cubicle housing electric shower, W.C, vanity wash hand basin, ceramic tile flooring and extractor fan.

## Bedroom Two

3.493m x 3.276m (11' 6" x 10' 9")

With laminate flooring, coving and double glazed window to front aspect.

## Bedroom Three

3.185m x 2.264m (10' 5" x 7' 5")

With double glazed window to front aspect.

)

## Bathroom

2.413m x 3.365m (7' 11" x 11' 0")

A four piece suite in white comprising Jacuzzi panel bath, low level W.C, vanity wash hand basin, walk in glazed shower cubicle housing mains shower, ceramic tile flooring, fully tiled walls, extractor fan and double glazed frosted window to the rear.

## First Floor Landing

With Velux roof window, built in storage cupboard space and doors to:-

## Bedroom Four

5.793m x 3.986m (19' 0" x 13' 1")

With laminate flooring, 2 Velux roof windows to the rear, inset spot lighting and eaves storage space.

## Bedroom Five

4.292m x 3.895m (14' 1" x 12' 9")

With Beech effect laminate flooring, eaves storage space and double glazed window giving fantastic open aspect countryside views.

## Family Bathroom

4.292m x 3.896m (14' 1" x 12' 9")

A three piece suite in white comprising a curved claw feet feature bath with chrome central mounted hot and cold taps, vanity wash hand basin, low level W.C, inset spot lighting, extractor fan and double glazed leaded window to front aspect.

## External

To the front of the property is ample off road parking with the added advantage of additional parking suitable to park a caravan etc and integral garage (currently split into a garage and a purpose built office/storage room. To the rear is a low maintenance enclosed level garden with paved patio area, garden laid mainly to lawn, mature hedge/grow and security lighting.

## Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers



**FRESH**

*We deliver on Service ...*

