



## 33 Rhydyfro

, Llangadog, SA19 9HW

Offers in the region of £169,995



# 33 Rhydyfro

, Llangadog, SA19 9HW

## Offers in the region of £169,995



### Entrance Hallway

Entrance is via a uPVC double glazed door with obscured glass, floor tiles, 1 x radiator, smooth ceiling with 1 x light fitting, wall mounted cupboard housing the electric meter and fuse box, doors leading to the understairs storage room and lounge, staircase leading to the first floor.

### Storage Cupboard

Divided into two sections, perfect for additional storage. Light supply and shelving, 1 x uPVC double glazed window.

### Lounge

9'10", 278'10" x 10'5" (3,85m x 3.18m )

Laid carpet, 1 x uPVC double glazed window to the front, electric fire sat on marble hearth with oak fire surround, smooth coved ceiling with 1 x light fitting, 1 x radiator, in built cupboard.

### Kitchen/Dining Room

19'6" x 11'1" (5.95m x 3.40m)

Spacious kitchen /diner with a range of modern and attractive wall and base units with complimentary worksurface over, integrated double oven and grill, 5 ring gas hob with splash back and extractor over, sink and drainer unit with hot and cold mixer tap over, plumbing made ready for a washing machine, floor tiles, smooth ceiling with fitted downlighters, multi fuel

burner sat on tiles hearth with attractive stone surround, large space for dining table and chairs, space for a fridge freezer, uPVC double glazed patio doors, uPVC double glazed window to the rear.

### Staircase and Landing

Laid carpet, 1 x uPVC double glazed window to the side with obscured glass, smooth ceiling with 1 x light fitting, 1 x smoke alarm and attic hatch, doors leading to bedrooms 1-3 and family bathroom.

### Bedroom 1

9'10", 114'9" x 10'10" (3,35m x 3.32m)

Double bedroom with laid carpet, 1 x uPVC double glazed window to the rear, smooth ceiling with 1 x light fitting, fitted wardrobes, 1 x radiator.

### Bedroom 2

10'4" x 10'2" (3.15m x 3.11m)

Double bedroom with laid carpet, 1 x uPVC double glazed window to the front, smooth ceiling with 1 x light fitting, fitted base units, 1 x radiator

### Bedroom 3

9'3" x 7'3" (2.83m x 2.23m)

Laid carpet, 1 x uPVC double glazed window to the rear, smooth ceiling with 1 x light fitting,, 1 x radiator.

## Family Bathroom

7'5" x 5'4" (2.27m x 1.65m )

Featuring a bath with shower over, pedestal wash hand basin, low level flush cistern, part wall tiles, 2 x uPVC double glazed windows with obscured glass, 1 x radiator, vinyl flooring, smooth ceiling with fitted downlighters and extractor light, integrated wall cupboard.

## Externally

Externally and to the front there is off road parking and a garden laid mainly to lawn and shrubbery , there is side access which leads to the rear and enclosed garden, which features a lean to, patio area, laid lawn and decking area with commanding views of the countryside. The rear also boasts several outbuildings, two of which have an electric supply and one with log storage area to the side.

## Disclaimer

Disclaimer general information

Services: Mains electricity, gas, water and sewerage services. The appliances at this property have not been tested and purchasers are advised to make their

own enquiries to satisfy that they are in good working order and comply with current statutory regulations.

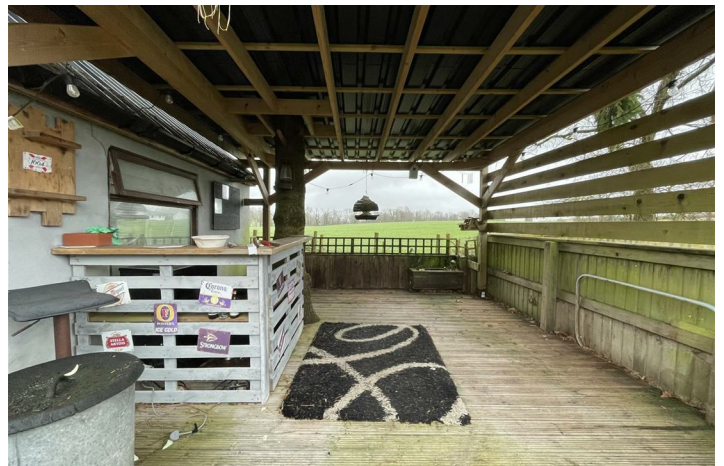
Important information

All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact.

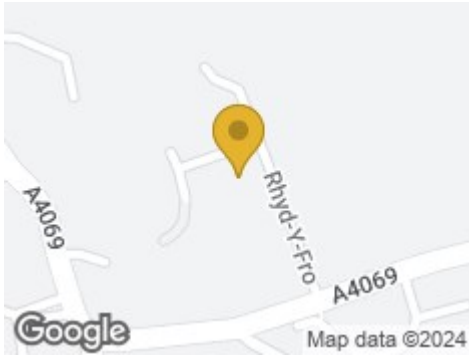
Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

## NOTE

All photographs are taken with a wide-angle lens.



## Road Map



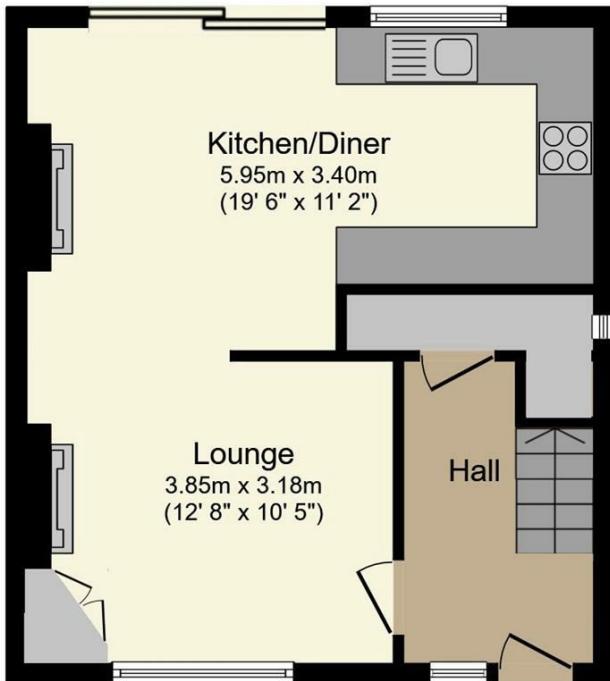
## Hybrid Map



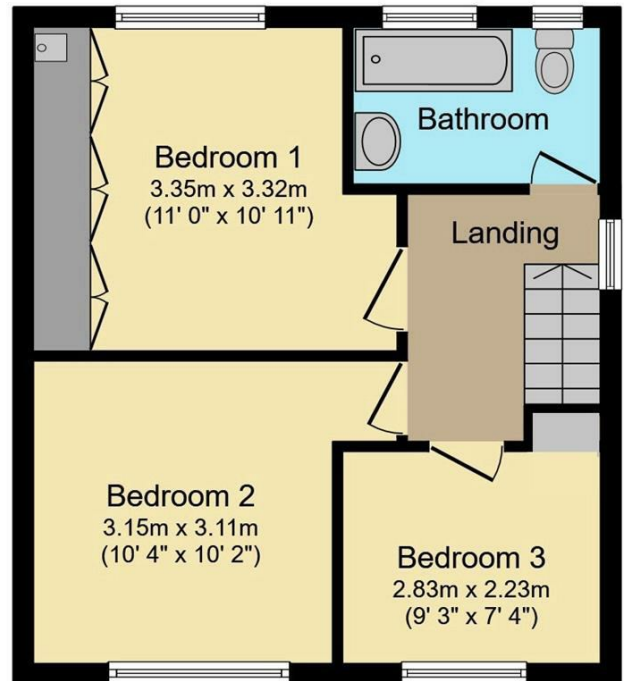
## Terrain Map



## Floor Plan



**Ground Floor**



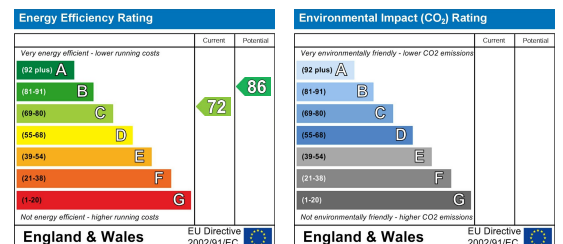
**First Floor**

Total floor area 79.5 m<sup>2</sup> (856 sq.ft.) approx

## Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 property.