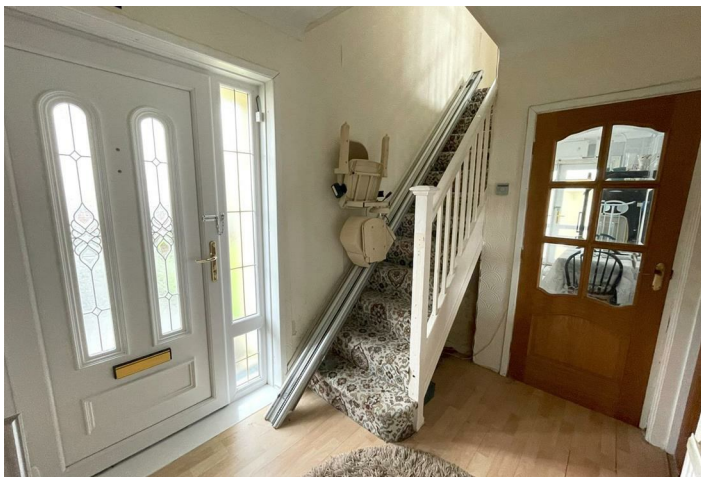




29 Rhydyffynnon

Pontyates, Llanelli, SA15 5UG

Offers in the region of £115,000



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Entrance Hallway

Entrance is via a uPVC double glazed door with patterned glass, Laminate flooring, Coved ceiling with 1 x light fitting and 1 x smoke alarm, 1 x radiator, Door leading to the kitchen/diner and to the lounge.

Kitchen/ Diner

13'10" x 6'3" (4.23m x 1.93m)

With a Range of wall and base units with a worksurface over, Stainless steel sink and drainer unit with a hot and cold mixer tap over, Plumbing made ready for a washing machine, Space for a standalone cooker, Space for a fridge freezer, Vinyl flooring, 1 x radiator, Wall tiles, 1 x uPVC double glazed window to the front with vertical blinds, Smooth ceiling with 1 x light fitting, 1 x smoke alarm, , 1 x uPVC double glazed window to the side with obscured glass, Wall cabinet housing fuse box

Lounge

22'11" x 11'10" (7.0m x 3.63m)

Spacious Lounge with Laid carpet, Coved ceiling with 2 x light fittings, 1 x uPVC double glazed window to the rear, 1 x uPVC double glazed door to the rear, 2 x radiator, Feature electric fire place with fire surround.

Staircase and Landing

Laid carpet, ,Coved ceiling with 1 x light fitting, 1 x smoke alarm and 1 x attic hatch, uPVC double glazed window to the side with vertical blinds, Doors leading to 3 bedrooms and a Shower room

Bedroom 1

11'9" x 11'6" (3.60m x 3.53m)

1 x uPVC double glazed window to the rear, In-Built cupboard, Coved ceiling with 1 x light fitting and 1 x radiator, Laid carpet.

Bedroom 2

12'7" x 10'5" (3.85m x 3.19m)

1 x uPVC double glazed window to the rear, In-Built cupboard, Coved ceiling with 1 x light fitting and 1 x radiator, Laid carpet,

Bedroom 3

8'1" x 7'11" (2.48m x 2.43m)

1 x uPVC double glazed window to the Side, Coved ceiling with 1 x light fitting and 1 x radiator.

Shower Room

6'8" x 8'6" (2.05m x 2.61m)

Featuring an Enclosed shower, Low level flush cistern, Wash hand basin over base unit, Wall tiles, Vinyl flooring, 1 x uPVC double glazed window to the rear with obscured glass, Coved ceiling with 1 x light fitting, Heated towel rail.

Externally

Externally and to the front there is a garden with laid lawn and pathway leading to the side entrance. To the rear of the property there is a low maintenance garden with decorative chippings and patio area. The rear also features outbuildings.

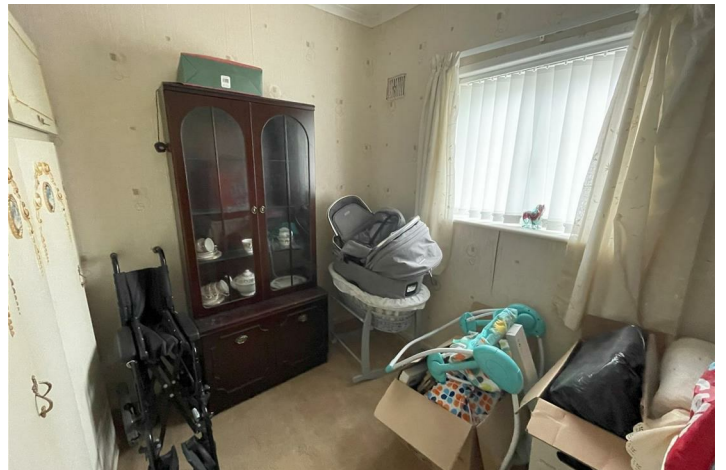
Disclaimer

Disclaimer general information

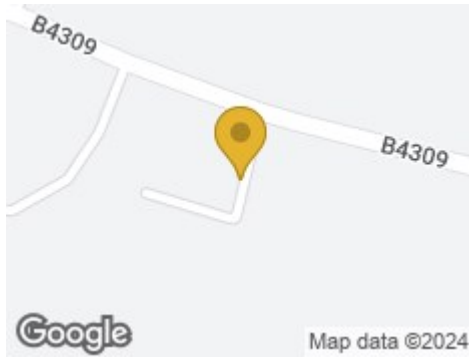
Services: Mains electricity, water and sewerage services. The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information All room sizes are 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 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.

We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



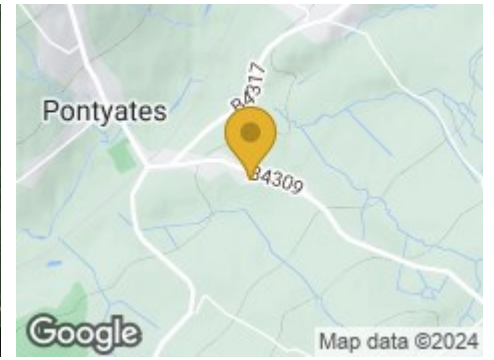
Road Map



Hybrid Map



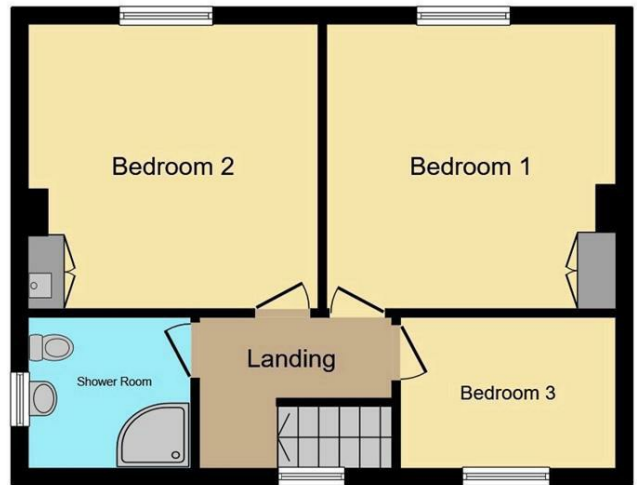
Terrain Map



Floor Plan



Ground Floor
Floor area 42.4 m² (456 sq.ft.)



First Floor
Floor area 42.4 m² (456 sq.ft.)

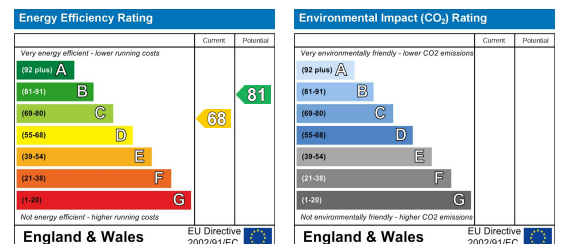
TOTAL: 84.8 m² (913 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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.