



Tyle Teg, 30 Rehoboth Road, Llanelli, SA15 5DJ

£210,000

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Davies Craddock Estates present for sale this Detached Bungalow set on Rehoboth Road, Five Roads.

The property is in need of renovation, but offers an abundance of potential. Recently, the property has been fully rewired and new boiler installed.

The property offers, two reception rooms, kitchen, bathroom and two bedrooms on the ground floor, followed by two attic rooms. Externally, there is a driveway for offroad parking leading to a garage with a spacious enclosed garden laid to lawn with outbuildings. Complimented by countryside views.

With no onward chain, early viewing is essential to see what this property has to offer.

Comprising of;

Porch

7'8" x 6'1" approx. (2.35 x 1.86 approx.)

Windows to front and side, tiled flooring.

Hallway

Stairs to first floor

Reception One

11'9" x 15'0" approx. (max) (3.59 x 4.59

approx. (max))

Window to front, radiator.

Reception Two

14'3" x 15'0" approx. (max) (4.35 x 4.59

approx. (max))

Window to rear, radiator.

Inner Hall

Door and window to side, tiled flooring





Bathroom

7'10" x 6'7" approx. (2.41 x 2.03 approx.)
W/C, heated towel rack, window to rear.

Kitchen

12'10" x 8'5" approx. (3.92 x 2.58 approx.)
Base unit with worktop over, sink and drainer, gas hob, space for fridge/freezer and oven, Window to rear and side, tiled flooring.



Bedroom One

12'8" x 11'7" approx. (3.88 x 3.54 approx.)
Window to rear, radiator.

Bedroom Two

11'6" x 12'7" approx. (3.52 x 3.84 approx.)
Window to front, radiator.

Attic Room One

9'6" x 15'6" approx. (2.92 x 4.74 approx.)
Two window to side, Velux window to rear, radiator.

Attic Room Two

11'11" x 9'6" approx. (3.65 x 2.92 approx.)
Window to side, Velux window to rear, radiator.

External

Front garden laid to lawn. Driveway leading to garage with vehicle inspection pit. Enclosed rear garden mostly laid to lawn. Two block built outbuildings.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached Bungalow
- Two Bedrooms
- Two Attic Rooms
- Driveway & Garage
- In Need Of Full Renovation (New Electrics & Boiler 2025)
- No Chain
- Mains Gas, Electric, Water & Drainage
- EPC - E approx. 104m2
- Council Tax - D (June 2025)
- Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Estimated		
STANDARD 5 mb/s 	SUPERFAST 49 mb/s 	ULTRAFAST N/A

Mobile Coverage Based on indoor network strength			

These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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. Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

We'd love to hear what you think!
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 A REVIEW**



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