



20 Rhydyrafon, Llanelli, SA15 3NU  
£129,950

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Davies Craddock Estates are pleased to present for sale this great opportunity to purchase 20 Rhydarafon, Llanelli.

This home benefits from being within close proximity to local attractions such as Trostre and Parc Pemberton retail parks, local pubs, restaurants and schools, as well as a short distance from Llanelli town centre with all associated amenities.

The property comes complete with no onward chain and comprises of:

### **Entrance Porch**

11'3" x 6'2" approx (3.43 x 1.90 approx)

Vinyl flooring, radiator, door into:

### **Utility Room**

10'9" x 6'5" approx (3.30 x 1.96 approx)

Window to rear, door to side, storage cupboard.

### **Hallway**

Stairs to first floor, under stairs storage cupboard, housing boiler, radiator.

### **Lounge**

23'11" x 15'10" approx (7.31 x 4.85 approx)

Bay window to fore, window to rear, two radiators.







## Kitchen

10'7" x 10'5" approx (3.24 x 3.18 approx)

Window to fore, tiled flooring, partly tiled walls, wall and base units with worktop over, gas hob and electric oven with extractor hood over, space for fridge freezer, sink and drainer with mixer tap.

## First Floor Landing

Window to rear, stairs to attic room.



## Bedroom One

11'0" x 11'10" approx (3.37 x 3.63 approx)

Window to fore, radiator.

## Bedroom Two

9'2" x 7'11" approx (2.81 x 2.42 approx)

Window to rear, radiator.



## Bedroom Three

10'11" x 9'10" approx (3.33 x 3.00 approx)

Window to fore, radiator.

## Bathroom

Window to rear, fully tiled walls, W/C, pedestal wash hand basin, bath with shower over, radiator.

## Attic Room

18'6" x 16'0" approx (5.64 x 4.90 approx)

Velux window to fore, storage to eaves.

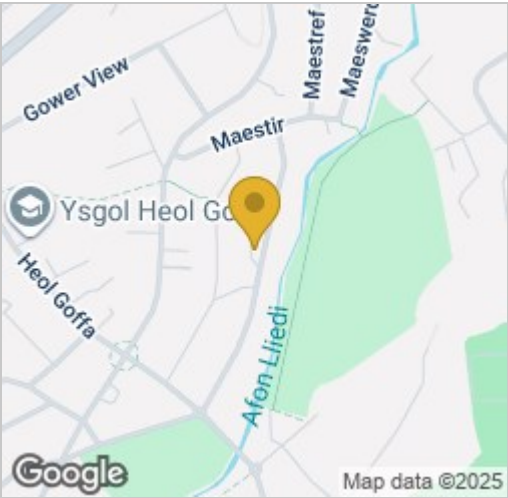


## Externally

Enclosed rear garden mainly laid to lawn, outbuilding.



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



- Semi Detached
- Three Bedrooms
- Freehold ( TBC )
- Mains Gas, Water, Electricity & Drainage.
- On Street Parking
- EPC - D Approx 127m2
- No Chain
- Ideal First Home
- Council Tax Band - B ( August 25 )
- Convenient & Popular Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Average Broadband Speed		
Estimated		
STANDARD	SUPERFAST	ULTRAFAST
12 mb/s	80 mb/s	1000 mb/s
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!

LEAVE US  
A REVIEW



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Reviews ★★★★★

