



**4 Stepney Road, , Llandeilo, SA19 6LA**

**Offers in the region of £279,950**

A semi detached house situated within walking distance of Llandeilo town centre which offers a range of boutique shops, restaurants, schools and transport facilities. Accommodation comprises entrance hall, lounge, sitting room, dining room, kitchen, cellar, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, and large side garden.



## Ground Floor

Hardwood double glazed entrance door to

### Entrance Hall

with stairs to first floor, laminate floor, radiator, dado rail and cornice.

### Lounge

11'5" inc to 15'0" x 12'10" (3.50 inc to 4.58 x 3.93)



with electric fire in feature surround, picture rail, radiator, textured ceiling, cornice and uPVC double glazed bay window to front.

### Sitting Room

10'11" x 10'0" (3.35 x 3.06)



with laminate floor, radiator and uPVC double glazed window to rear.

## Dining Room

12'2" x 10'2" (3.71 x 3.12)



with door to cellar, radiator and uPVC double glazed window and door to side.

### Cellar

Size of the entrance hall with power and light connected.

### Kitchen

13'6" red to 9'0" x 8'9" (4.13 red to 2.75 x 2.69)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring electric hob with extractor over, built in double oven, plumbing for automatic washing machine, part tiled walls, radiator, store cupboard and uPVC double glazed window to side and rear and door to side.

## First Floor

### Landing

with hatch to roof space, roof light and dado rail.



### Bedroom 1

12'0" x 9'1" inc to 10'1" (3.66 x 2.77 inc to 3.09)



with radiator and uPVC double glazed window to front.

### Bedroom 2

10'6" x 10'2" (3.22 x 3.11)



with exposed floorboards, radiator and uPVC double glazed window to rear.

### Bedroom 3

8'5" x 6'7" (2.59 x 2.03)



with radiator and uPVC double glazed window to front.

### Bathroom

9'6" x 10'0" (2.91 x 3.05)



with low level flush WC, pedestal wash hand basin, panelled bath with electric shower over, built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, hatch to roof space, part tiled walls, radiator and uPVC double glazed window to side.

## Outside



with enclosed side garden with lawn, mature shrubs and trees, flower beds and timber shed.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band D

## NOTE

All photographs are taken with a wide angle lens.

## Directions

From the traffic lights in Ffairfach head into Llandeilo town and take the right hand turn after CK's superstore into Alan Road and follow the road and take the third right onto Stepney Road and the property can be found on the right hand side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

Please note:  
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.