









4 Stepney Road, Llandeilo, 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



with radiator and uPVC double glazed window to front. window to front.

# **Bedroom 2**

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



uPVC double glazed window to rear.

## **Bedroom 3**

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



with radiator and uPVC double glazed

### **Bathroom**

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



with low level flush WC, pedestal wash with exposed floorboards, radiator and hand basin, panelled bath with electric shower over, built in cupboard with wall mounted new 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**

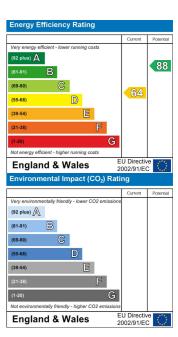
From the traffic lights in Ffairfach head into Llandeilo town and take the right hand turn after CK's superstore into Alan Road and follow the road and take the third right onto Stepney Road and the property can be found on the right hand side.

GROUND FLOOR 1ST FLOOR



Whitst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 guarante as to their operatibly or efficiency can be given.





## Please note:

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