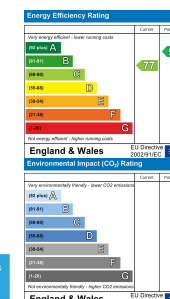


30 Rhodfa Delme, Stradey Park Estate, Llanelli, Carmarthenshire, SA15 4BZ

- Semi-detached Property
- Cloakroom, Bathroom & En-suite Shower Room
- Well-presented Internally As Well As Externally
- Prime Residential Estate
- Viewing A Must!
- Three Bedrooms
- Front & Rear Garden
- Off-road Parking To The Side
- Close To Local Schools, Beach & Shops
- EPC RATING C

Offers In Excess Of £185,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

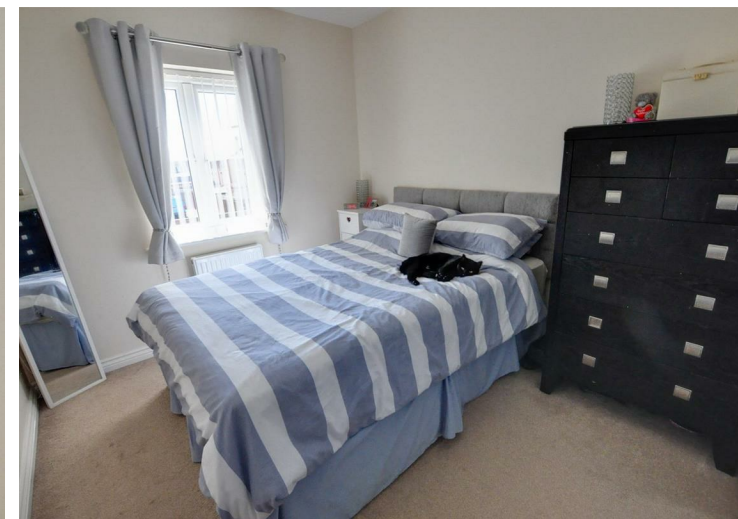
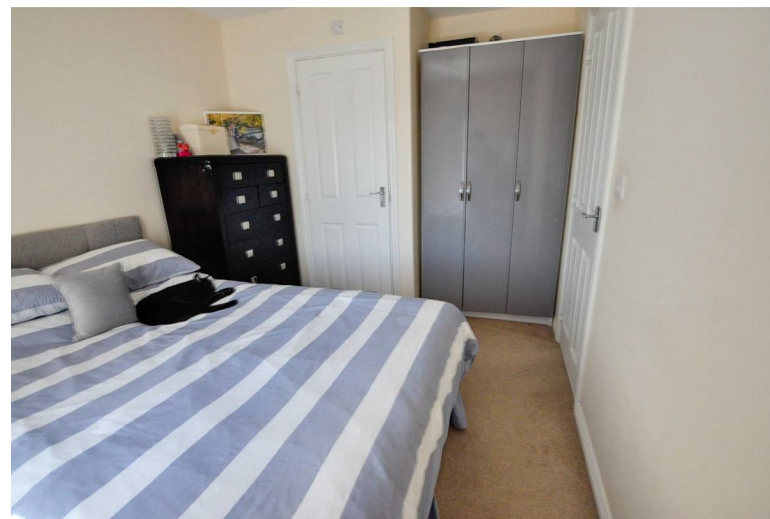
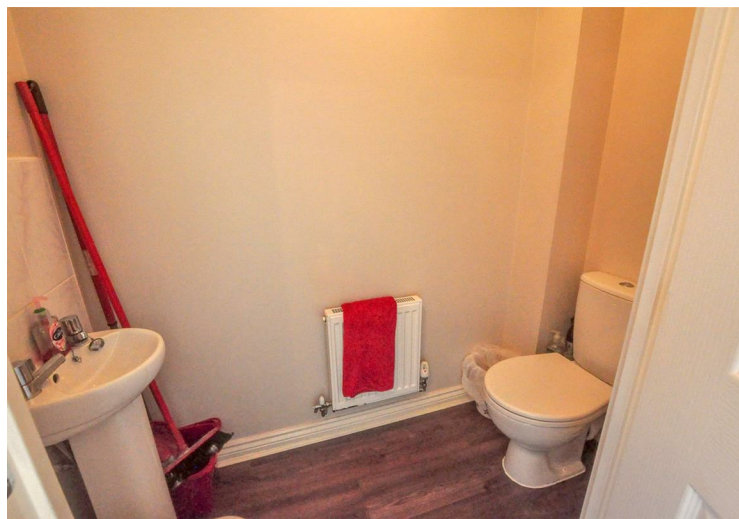
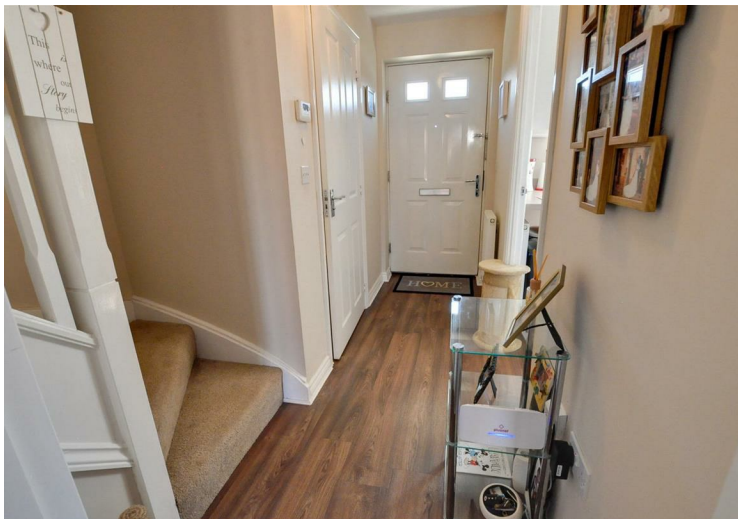
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band C

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take-on FM/SC/0822/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Situated on the former home of the legendary "Scarlets" Rugby Club, a breath of fresh air has blown through this historic area with this new development of homes. This three-bedroom, semi-detached property can be found on "Rhodfa Delme" named after the famous Welsh rugby player Delme Thomas who was the captain of the team that beat the famous All Blacks in 1972. One owner from new and ready to view, so if you're looking for a modern and stylish property, close to the coast and in the catchment areas of popular local schools and college with excellent public transport links, then perhaps this new-build could be the one for you. Call today on 01554 759655. EPC RATING C.

Accommodation comprises of : Hallway, cloakroom, kitchen, lounge/diner, three bedrooms-master with en-suite shower room and bathroom. Externally, enclosed low-maintenance frontage. To the rear, low-maintenance patio garden with secure gated pedestrian access to the side leading to driveway.

Llanelli is the largest town in the county of Carmarthenshire and home to the Scarlets, a famous rugby union club. Located on the Loughor estuary, some 10 miles (16 km) north-west of Swansea and 12 miles (19 km) south-east of the county town, Carmarthen, Llanelli is also well-known for the prime coastal location which attracts thousands of visitors each year. Accommodating an array of primary and secondary schools both in English and Welsh medium, CCTA college, hospital and popular retail parks along with the local shops in the town center and Llanelli Beach where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.



HALLWAY

CLOAKROOM

6'3" (max) x 2'11" (max) (1.912 (max) x 0.911 (max))

KITCHEN

10'3" x 7'11" (3.149 x 2.434)

LOUNGE/DINER

14'11" (max) x 14'11" (max) (4.566 (max) x 4.553 (max))

FIRST FLOOR-LANDNG

BATHROOM

6'3" (max) x 6'2" (max) (19.35 (max) x 1.884 (max))

BEDROOM 1

11'6" (max) x 8'5" (max) (3.512 (max) x 2.585 (max))

EN-SUITE SHOWER ROOM

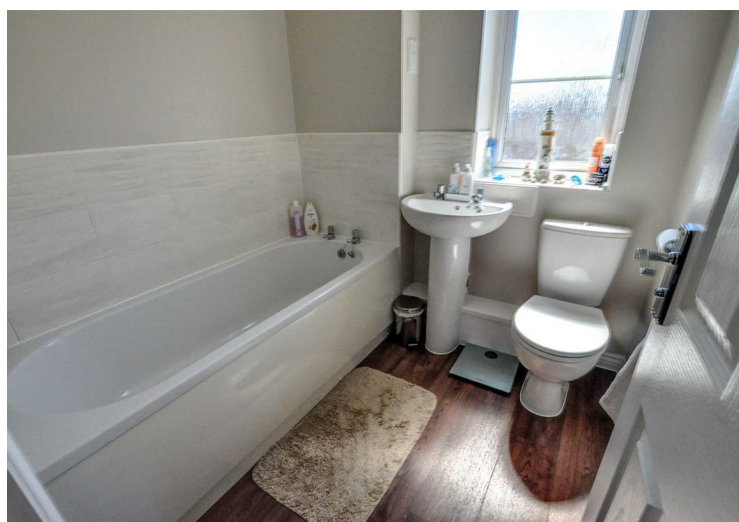
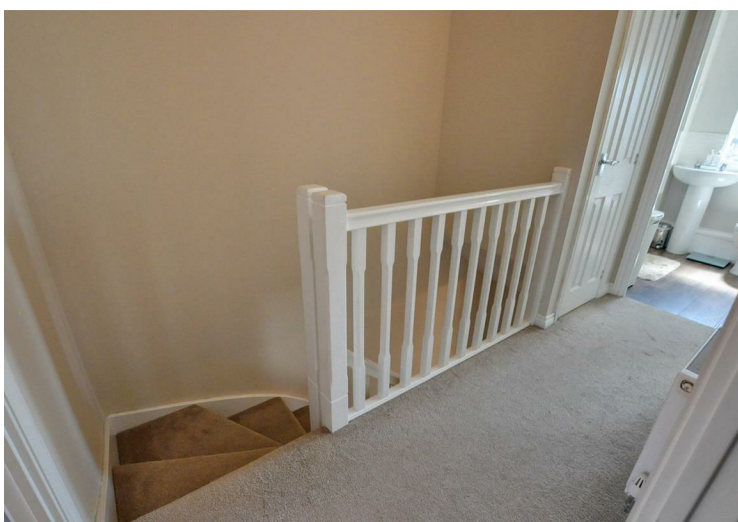
8'5" (max) x 4'6" (max) (2.582 (max) x 1.380 (max))

BEDROOM 2

10'7" x 8'5" (3.236 x 2.577)

BEDROOM 3

7'8" x 6'3" (2.357 x 1.927)



DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off onto "Sandy Road". Drive down Sandy Road and at the traffic lights turn right onto "Maes Y Coed" passing the "Co-op" on your right going into the Stradey estate. Go over the roundabout and straight after there is a hidden opening on your right which takes you into the carpark for local houses. The parking space for the property is the last one on your right with the gate having a number "30" plaque on it.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.