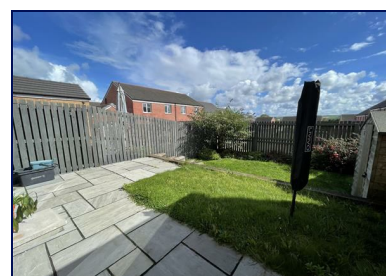


## 46 Maes Delfryn, Llanelli, SA14 9PX



**Offers in the region of £224,950**



A semi-detached house built in 2020 located on this popular residential development on the outskirts of Town. Situated within easy access of Swansea, A48/M4 and Trostre Retail Park and local amenities, the area is well-connected, making it convenient for commuting to nearby towns and cities. Viewing is recommended to appreciate the immaculate accommodation throughout with the added bonus of a newly fitted kitchen and no onward chain with this property gives extra appeal and peace of mind. Externally there is an attractive enclosed rear garden with patio area and views across the countryside to the rear and the benefit of two parking spaces to the front. EPC Rating - B, Square Metres -71, Council Tax -D

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**RICS**



naea | propertymark

PROTECTED

## Entrance Hallway

Composite entrance door, staircase to first floor, radiator, smooth ceiling, vinyl flooring.



## Cloakroom

With w.c and wash hand basin, vinyl flooring, window to front with obscure glass, radiator, smooth ceiling, part tiled walls.



## Lounge

14'5" x 11'9" (4.40 x 3.60)

Window to front, radiator, smooth ceiling, under stairs storage cupboard.



## Kitchen/Diner

15'1" x 8'10" (4.60 x 2.70)

Fitted with base and wall units with complimentary work surfaces, one and a half bowl composite sink, integrated electric oven and gas hob with extractor above, space for washing machine, dishwasher and fridge freezer, vinyl flooring, radiator, two windows to rear, smooth ceiling, door to rear.



## FIRST FLOOR

### Landing

With loft access, airing cupboard, smooth ceiling.

### Bedroom 1

9'10" x 9'2" (3.00 x 2.80)

Window to front, radiator, smooth ceiling, built in storage cupboard with shelving.



## En-suite

With w.c. and wash hand basin, shower cubicle, extractor fan, part tiled walls, lino floor, radiator, smooth ceiling, window to front with obscure glass.



## Bedroom 2

9'6" x 7'10" (2.90 x 2.40)

Window to rear, radiator, smooth ceiling.



## Bedroom 3

7'10" x 5'10" (2.40 x 1.80)

Window to rear, radiator, smooth ceiling.



## Bathroom

With w.c. and wash hand basin, panelled bath, extractor fan, part tiled walls, lino floor, radiator, window to side with obscure glass.



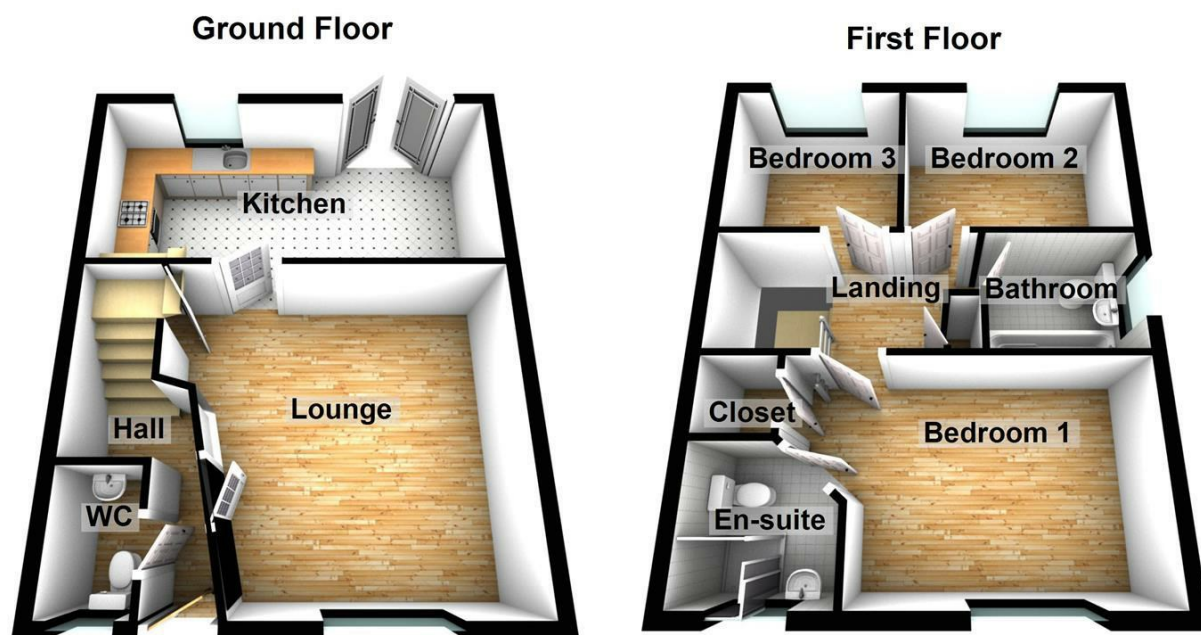
## Externally

Parking space for 2 vehicles to front, gated side access to rear enclosed garden laid to lawn and patio.



## Services

We have been advised that there is mains gas, electric, water & drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

### Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.