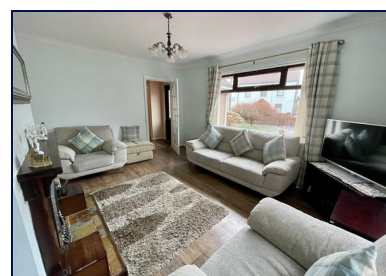


## 30A Stepney Road, Pwll, Llanelli, SA15 4AA



**Offers in the region of £245,000**



A delightful Detached bungalow located in Pwll, backing onto the Estate of Stradey Castle & Stradey Woods. Situated close to the local School & College, local shop and within good proximity to Burry Port with local harbour & beach, ideal for outdoor activities.

Sitting on a good sized, level plot with the benefit of ample off road parking and detached Garage. The accommodation comprises of Entrance Hallway, Lounge, Kitchen/Diner, Conservatory, Two Bedrooms & Bathroom. Externally there is a garden to the rear & blocked paved driveway to the front. No onward chain. Viewing By Appointment. Please note a new retaining wall has been completed and works to the garage now completed. EPC Rating - D, Square Metres - 71, Council Tax - C.

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## Entrance

Via uPVC double glazed entrance door in to:

## Entrance Hallway

Laminate flooring, smooth ceiling, built in storage cupboard.



## Lounge

14'10" x 11'11" (4.54 x 3.65)

uPVC double glazed windows to side & front, two radiators, feature timber fireplace with tiled hearth & coal effect gas fire, laminate flooring, smooth & coved ceiling.



## Kitchen/Diner

19'4" x 8'9" (5.90 x 2.69)

Fitted with a range of base & wall units with complimentary worksurface over, 1 1/2 stainless steel sink unit, built in electric oven, grill & 4 ring hob with extractor hood over, plumbing for washing machine, plumbing for dishwasher, partly tiled walls, tiled flooring, space for fridge/freezer, radiator, uPVC double glazed window to rear, uPVC double glazed French doors to rear, textured ceiling, built in storage cupboard housing wall mounted gas central heating boiler, uPVC double glazed door to side with obscure glass leading to:



## Conservatory

9'3" x 9'6" (2.83 x 2.90)

Of uPVC double glazed construction with poly-carbonate roof and dwarf wall, radiator, laminate flooring, ceiling fan, uPVC double glazed door to front.

## Bedroom 1

12'5" x 10'10" (3.80 x 3.32)

uPVC double glazed window to front & side, radiator, smooth ceiling.



## Bedroom 2

10'11" x 12'4" (3.33 x 3.77)

uPVC double glazed windows to side & rear, radiator.



## Bathroom

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and shower cubicle, fully tiled walls, tiled flooring, extractor fan, radiator, access to loft space, smooth ceiling, uPVC double glazed window to side with obscure glass.



## External

Blocked paved driveway leading to detached Garage, area laid with slate chippings, various trees & shrubbery, gated side access to rear garden laid to lawn, patio area, timber storage shed.



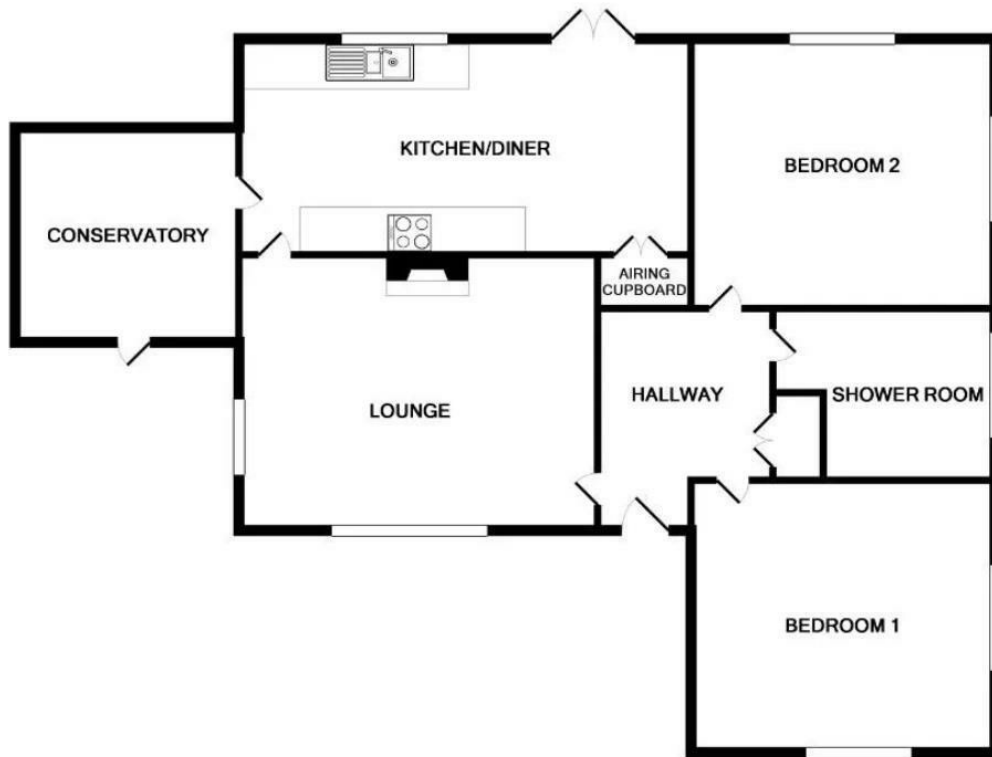
## Garage

19'7" x 10'5" (5.99 x 3.18)

Up & over door, timber door to side, uPVC double glazed window to rear.

## Services

Mains gas, electric, gas & electric.



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	68	84

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.