

## 29 Rhodfa Delme, Stradey, Llanelli, Carmarthenshire, SA15 4BZ



**Asking price £195,000**



Located in this popular development in the Stradey area of Llanelli, a three bedroom semi-detached house with no onward buying chain.

The area is perfect for primary and secondary schools/sixth form college, local cafe, local Coop, and access to the coastal path.

There is parking to the rear at the side for two cars, a partial walled/fenced fully paved rear garden, the frontage is sweet with pedestrian only pathway to access the gated houses.

EPC; TBC Square Metres: TBC Council Tax Band: C

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**RICS**

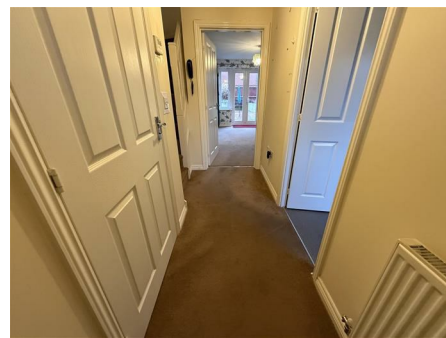


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PROTECTED

## Entrance Hall

Stairs to first, radiator.



## Downstairs Wc

Wc, wash hand basin, window to front, wall mounted consumer unit.



## Living Dining Room

14'1" x 15'0"(11'6") (4.30 x 4.59(3.53))

Window to side, understairs cupboard, door and glazed panels to rear garden, two radiators.



## Kitchen

10'3" x 8'0" (3.13 x 2.44)

Base and wall units, sink, spaces for fridge freezer, washing machine, built in oven, hob and extractor, window to front, radiator, part tiled walls, cupboard housing boiler.





## FIRST FLOOR LANDING

Loft access, cupboard, radiator.



## Bedroom 1

11'5"(9'4") x 8'5" (3.49(2.87) x 2.59)

Window facing front, radiator, door to en-suite.



## En-Suite

Window facing side, shower, basin and wc, radiator.



## Bedroom 2

10'7" x 8'6" (3.23 x 2.61)

Window to rear, radiator.



## Bedroom 3

7'8" x 6'3" (2.35 x 1.92)

Window to rear, radiator.



## Bathroom

6'3" x 6'3" (1.92 x 1.92)

Window facing front, bath, basin, wc, radiator.



## Externally

Front gated railing entrance off pedestrian only pathway. Parking to rear at the side for two cars. Rear garden is walled and fenced laid to full patio.



## Services

Advised all mains, wide angled lens has been used on occasion.

Please note there is an annual charge for the communal open areas on the development, approximately TBC.

| Energy Efficiency Rating                           |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (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>                                    |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |         |           |
| (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.