



Ty Newydd Farm Rehoboth Road, Llanelli, SA15 5EX
£200,000

 2  1  3  G



Davies Craddock Estates are pleased to present for sale this two bedroom detached property on Rehoboth Road, Five Roads.

Once a pub and presented with a blue plaque for an arrest during the Rebecca Riots in 1843, the cosy cottage style property offers three reception rooms, kitchen, bathroom and spacious lean-to on the ground floor with two bedrooms on the first.

Set back from the road on a large plot, there is a driveway for multiple cars with a detached garage and rear enclosed garden mostly laid to lawn with areas of decorative stone leading to large separate grass area with country side views.

The property is in need of some updating but shows lots of potential.

With no onward chain, early viewing is essential to see what this property has to offer. Briefly comprising of;

Entrance Porch

4'11" x 5'8" approx. (1.51 x 1.73 approx.)

Enter via side door, wooden wall panels, windows to front and side, vinyl flooring. Door into;

Hallway

Wooden panel walls, stairs to first floor

Reception One

12'9" x 14'7" approx. (max) (3.91 x 4.45 approx. (max))

Window to front, fire place surround, radiator, storage cupboard housing boiler, understairs storage cupboard.

Reception Two

7'1" x 14'11" approx. (2.16 x 4.56 approx.)

Window to front. radiator, fire with fireplace surround.





Reception Three

7'5" x 12'11" approx. (2.28 x 3.94 approx.)

Window to rear, radiator, oil fired aga, loft access.

Kitchen

8'0" x 7'4" approx. (2.44m x 2.24m approx.)

Fitted with wall and base units with worktop over, space for fridge freezer, washing machine cooker/oven, sink and drainer, Window to rear and side.



Lean-To

7'7" x 15'5" approx. (2.33 x 4.70 approx.)

Window to front and side, radiator, door to side leading to garden.

Bathroom

5'5" x 9'10" approx. (1.66 x 3.01 approx.)

Fitted with W/C, hand wash basin, shower cubicle, radiator, window to rear.

Storage

6'0" x 5'6" approx. (1.85 x 1.69 approx.)

Radiator.



Bedroom One

12'9" x 14'6" approx. (3.89m x 4.42m approx.)

Window to front, radiators, vaulted ceiling, beams, loft access.

Bedroom Two

14'7" x 10'11" approx. (max) (4.46 x 3.34 approx. (max))

Two Windows to front, radiator, vaulted ceiling, beams.

External

Set back from the road, driveway gated access leading to rear. Garage to side with side laid to lawn garden following through to rear garden with decorative stone and separate grass area. Oil Tank.

Garage

9'4" x 20'0" approx. (2.87m x 6.10 approx.)

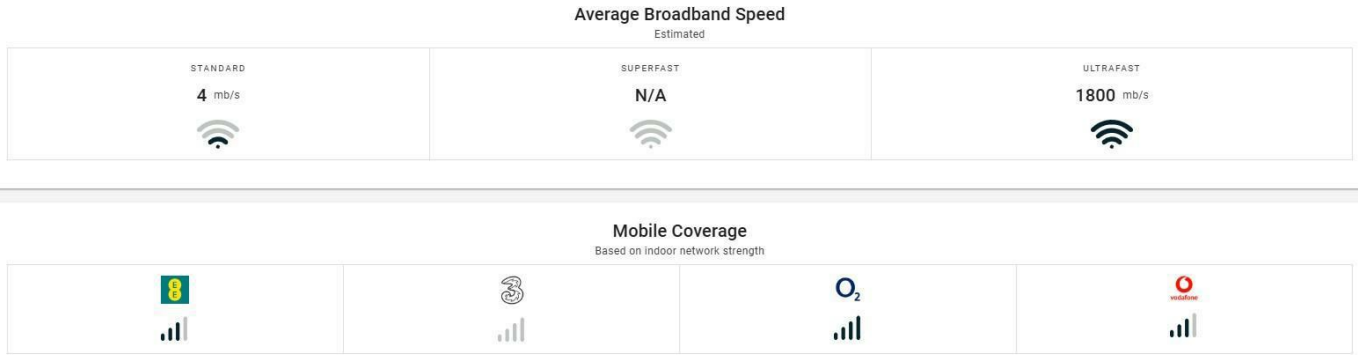
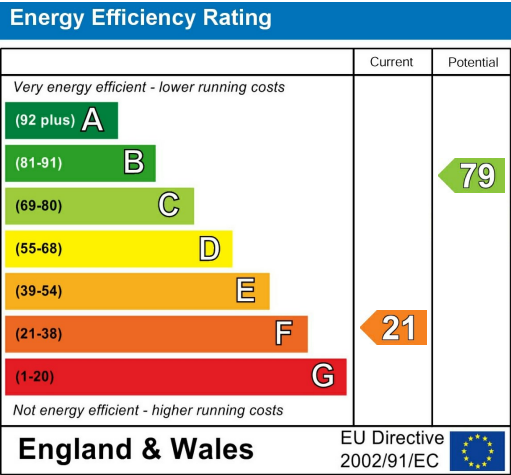
(NOT INSPECTED) Up and over door to front, door to rear, attached shed/storage



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached Property
- Two Bedrooms
- Cottage Style
- Council Tax Band D (April 25)
- EPC - F
- 89m2
- Garage and Driveway
- Spacious Plot
- No Chain
- Freehold



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.