



7 Rhandir Terrace, Llangennech, SA14 8TY

£165.000



Davies Craddock Estates are pleased to present this terraced three bedroom property in Rhandir Terrace, Llangennech, Llanelli.

This property is ideally located with excellent links to the M4 corridor only a few minutes by car and the town of Llanelli is easily accessed by bus or car for an abundance of amenities.

This property has been recently renovated and prospective purchasers will benefit from a "key ready" property with only personalising touches needed to make it a home.

This house benefits from an enclosed, low maintenance and private garden to the rear perfect for those looking for an easy garden to maintain and spend time in in the summer months.

We invite you to view all this property has to offer with no chain which comprises of;

#### **Entrance**

Door into:

#### **Hallway**

Stairs to first, laminate flooring, radiator.

#### **Lounge**

21'6 x 14'5 approx (6.55m x 4.39m approx)

Windows to fore and rear, storage cupboard housing boiler, under stairs storage cupboard, two radiators.





### **Kitchen**

12'8 x 9'8 approx (3.86m x 2.95m approx)  
Window and door to side, laminate flooring, partly tiled walls, wall and base units with worktop over, electric hob and oven with extractor hood over, space for fridge freezer, washing machine and tumble dryer, sink and drainer with mixer tap, radiator.

### **Bathroom**

9'4 x 5'7 approx (2.84m x 1.70m approx)  
Window to rear, laminate flooring, partly tiled walls, wash hand basin set in vanity unit, bath, radiator.

### **Separate W/C**

Window to rear, laminate flooring, W/C, radiator.

### **First Floor Landing**

Window to rear, loft access.

### **Bedroom one**

10'4 x 10'4 approx (3.15m x 3.15m approx)  
Window to fore, radiator.



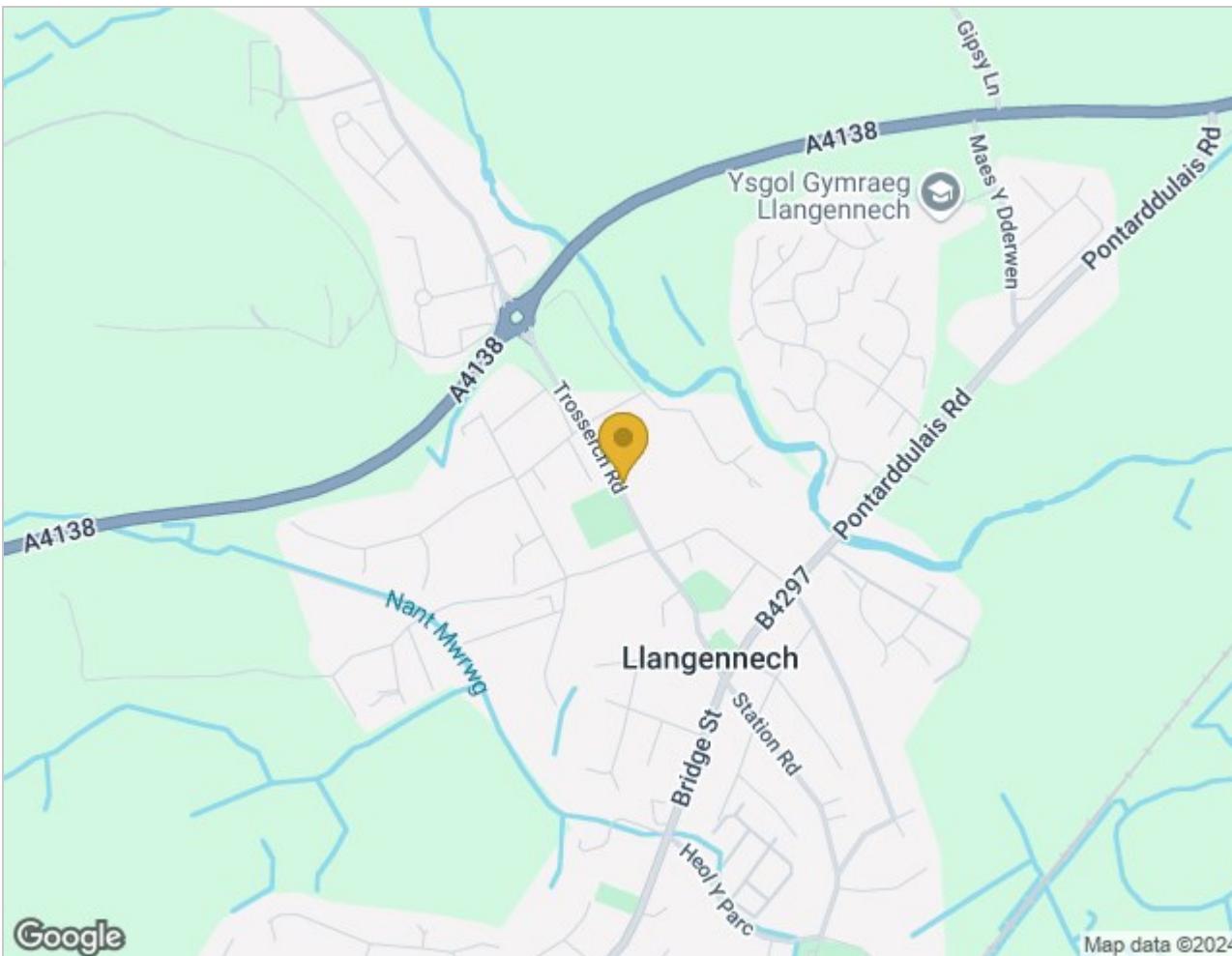
### **Bedroom Two**

10'5 x 10'5 approx (3.18m x 3.18m approx)  
Window to rear, radiator.

### **Bedroom Three**

7'2 x 6'9 approx (2.18m x 2.06m approx)  
Window to fore, radiator.





- Three Bedroom Terraced Home
- Mains Gas, Water, Drainage & Electricity
- Convenient Road Links to M4 Motorway
- Viewing Essential
- Approx 84m<sup>2</sup>
- Enclosed Garden
- No Chain
- Freehold
- Council Tax-B ( Sept 24 )
- EPC-D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		68
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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, 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. 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.

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