



13 Rhandir, Llanelli, SA14 9NU

Asking Price: £144,950

- Semi Detached Property
- Two Reception Rooms
- Off Road Parking And Single Attached Garage
- No Forward Chain
- Good Size And Enclosed Rear Garden
- Two Bedrooms
- Refurbished To A High Standard Throughtout
- Fantastic First Time Purchase
- Cloakroom And First Floor Bathroom



Entrance

Entered via double glazed front door giving access to:-

Hallway

With staircase giving access to the first floor and door to:-

Lounge

With light oak effect laminate flooring, double glazed window to front aspect and door to:-

Kitchen

An extremely well presented and modern fitted kitchen with a selection of matching base and wall units and drawer space in light grey with colour coordinated roll top work surface space and preparation area incorporating composite sink unit with chrome hot and cold mixer taps over, plumbing for automatic washing machine and dish washer, built in fan assisted electric oven, 4 ring induction hob and stainless steel extractor canopy over, light oak effect laminate flooring, double glazed window to the rear and opening to:-

Rear Lobby

With contiued light oak effect laminate flooring, double glazed door giving access to rear garden and doors to:-

Cloakroom

With light oak effect laminate flooring, low level W.C, vanity wash hand basin, Respatex walls, extractor fan and double glazed frosted window to the rear.

Lean To

A good size room suitable for many uses such as utility room, work from home or gym with built in storage and doors to front and rear.

First Floor Landing

With attic hatch, double glazed window to side aspect and doors to:-

Bedroom One

With built in cupboard housing boiler (supplying domestic hot water and gas central heating) and two double glazed windows to front aspect.

Bedroom Two

With double glazed window to the rear.

Bathroom

A three piece modern suite in white comprising panel bath with chrome shower over and glazed side screen, vanity wash hand basin with low level W.C, Respatex walls, inset spot lighting and double glazed frosted window to rear aspect.

External

To the front of the property is driveway parking leading to a single attached garage with up and over door paved pathway and Cotswold stone chippings. To the rear there is a good size level and secure garden laid mainly to lawn, patio area with Cotswold stone chipping, outside tap and purposed built storage potting shed.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser.



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