

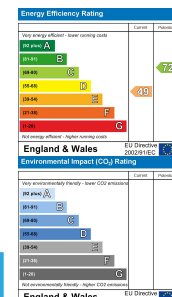


27 Rhosmaen Street, Llandeilo, Carmarthenshire, SA19 6LU

- Traditional, Terraced Property
- Spacious Reception Room & Kitchen/Diner
- Upstairs Disabled Shower Room
- Idyllic Town Center Location
- EPC RATING E. COUNCIL TAX BAND C
- Four Bedrooms
- Basement With Two Rooms
- Chain-free, Vacant & Ready To View!
- Ideal Family Home Close To Local Schools
- No off road parking

Open To Offers £189,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains electric, gas, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'C'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

Take on AJS/SC/1224/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



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The Agent that goes the Extra Mile





Sitting pretty and proud on Rhosmaen Street, Llandeilo we have for sale this traditional, four bedroom, terrace property, chain- free, vacant and ready to view so call today on 01269 596659 to arrange a viewing! Lovingly owned by the current vendors for over 40 years making this property an ideal family home waiting for the next family to put their own stamp on it and to be loved again. Conveniently situated within close proximity to the local primary schools and also a short little walk to the idyllic Llandeilo town center. EPC RATING E. COUNCIL TAX BAND C.

Accommodation comprises : Hallway, lounge, sitting room, dining room, kitchen/diner, utility room, rear porch, basement, landing, disabled shower room and four bedrooms. Externally, to the front there is an enclosed paved forecourt. To the rear, a garden mainly comprising of lawn and shrubbed borders on a slight downward incline, garden shed and secure rear pedestrian gated access leading to a footpath.

Nestled in the Towy valley and on the edge of the imposing Brecon Beacons you will find the market town of Llandeilo. This vibrant cosmopolitan town draws people in with its independent shops, vibrant pubs and restaurants, delis and butchers and local beauty spots. The town has its famous Dinefwr estate – with beautiful walks and National trust house which hosts many events and celebrations. The town is full of places to discover and there are always events in the community centre and throughout the town. For children, there is a local primary and secondary school, clubs and societies and nurseries.



..AGENTS VIEWING NOTES

HALLWAY

LOUNGE

DINING ROOM

KITCHEN/DINER

UTILITY ROOM

REAR PORCH

BASEMENT

LANDING

DISABLED SHOWER ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4



DIRECTIONS

Leave Ammanford and head towards College Street towards the village of Llandybie. On reaching the square in the village continue straight ahead in the direction of Llandeilo then head through Llandeilo town center, as you pass the LBS home and garden warehouse on your left just before your get to the pelican crossing the property is situated on your right, number 27. *** Please note, there is no on-street parking for this property. The nearest parking available is on the neighbouring streets of Blende Street and Alan Street. WHAT3WORDS : ///occupations.alarming.nudge

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.