



House - Detached

# 1, CENNEN STORES TRAPP, LLANDEILO, SA19 6TP

Offers In The Region Of  
**£250,000**

## FEATURES

- Detached Stone Built House
- 3 Bedrooms & 2 Reception Rooms
- Small Outside Area to the Rear
- Freehold
- Adjoining Cowshed & Out Building
- Solid Fuel & Part uPVC Double Glazing
- Council Tax - C
- EPC- G8



# 3 Bedroom House - Detached located in Llandeilo

## Ground Floor

With front entrance door leading into...

## Reception Room 1

15'1" x 13'1"

With fireplace, radiator and wooden window to the front of the property.

## Reception Room 2

12'5" x 15'5"

With wooden beamed ceiling and wooden windows to the front and side of the property.

## Kitchen

11'9" x 10'9"

Fitted with base and wall units, stainless steel sink unit with mixer taps, cooker range, storage cupboard, window to the rear and side door to the outbuilding.

## First Floor

Landing Area

## Bedroom 1

15'8" x 13'1"

A spacious room with radiator and windows to the front, side and rear of the property.

## Bedroom 2

10'5" x 9'2"

With radiator and wooden window to the front of the property.

## Bedroom 3

9'10" x 6'6"

With radiator and wooden window to the front of the property.

## Bathroom

9'10" x 9'10"

With low level flush WC, pedestal wash hand basin, panelled bath, shower cubicle, spacious storage cupboard, radiator and window to the rear of the property.

## External

Front: The adjoining outbuilding is constructed of stone and corrugated iron roof (4m x 4m) featuring a loft with the possibility of conversion (subject to Building Regs/Planning Consent).

Rear: With rear garden area with storage outbuilding.

## Services

Mains electricity, water and drainage.

## Council Tax

- Band C

## TENURE

Freehold

## NOTE

All photographs have been taken with a wide angle lens.

Any appliances and services listed on these details have not been tested.

## VIEWINGS

By appointment with the selling agent on 01269 597949 or email [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

## SOCIAL MEDIA

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Council Tax Band

**C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</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>		<b>8</b>	
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

