



House - End Terrace (EPC Rating: F) Freehold

# GREENFIELD PLACE, LLANDEILO, SA19 6DN

Offers In The Region Of

## £225,000

# 4 Bedroom House - End Terrace located in Llandeilo

Thomas & Thomas are delighted to offer this Very Homely 4 Bedroom End of Terrace House located within a short distance of the old market town of Llandeilo with an array of individual shops, cafes, restaurants and schools. The property is approximately, 8 miles from Ammanford Town Centre with further shopping amenities, leisure facilities and good transport links. The accommodation comprises entrance hall, lounge, sitting room, dining room, kitchen and pantry on the ground floor with 4 bedrooms and bathroom located on the first floor. Externally there is a well maintained private rear garden and parking area. The property benefits from Gas Central Heating and uPVC Double Glazing.

Freehold. Council tax Band - C. EPC - F37. NO ONWARD CHAIN.

## Ground Floor

With front entrance door leading into...

### Entrance Hall

With radiator, stairs to first floor and textured ceiling.

### Lounge

3.7 x 3.4 (12'1" x 11'1")

With radiator, feature fireplace, built-in arched alcove cupboards and window to the front of the property.

### Sitting Room

3.4 x 3.2 (11'1" x 10'5")

With radiator, fireplace with back boiler to inset gas fire providing domestic hot water and central heating, alcove cupboards and opening into.....

### Dining Room

2.7 x 2.5 (8'10" x 8'2")

With radiator, "Velux" window and French Doors opening onto the rear garden area.

### Kitchen

3.2 x 3.5 (10'5" x 11'5")

With a range of base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, electric free standing cooker, plumbing for automatic washing machine, space for fridge/freezer, part tiled walls, tiled floor, window overlooking the rear of the property and door leading into...

### Pantry/Storage Room

With pantry area ideal for storage with open shelving.

## First Floor

Landing area.

### Landing Area

With hatch to roof space and window to the side of the property.

## Bedroom 1

4.0 x 2.8 (13'1" x 9'2")

With radiator and window to the front of the property.

## Bedroom 2

2.8 x 3.4 (9'2" x 11'1")

With radiator and window to the rear of the property.

## Bedroom 3

2.6 x 3.2 (8'6" x 10'5")

With radiator, fitted cupboards and window to the rear of the property.

## Bedroom 4

3.2 x 2.4 (10'5" x 7'10")

With radiator and window to the front of the property.

## Bathroom

1.8 x 1.7 (5'10" x 5'6")

With low level flush WC, pedestal wash hand basin, double shower cubicle, extractor fan, fully tiled walls and window to the side of the property.

## External

With private, enclosed, well maintained garden mainly laid to lawn bordered by an abundance of shrubs and flower beds. Level rear parking area for 2 vehicles.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

- Band C

## TENURE

Freehold

## NOTE

All photographs have been taken using a wide angle





lens.

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

### **VIEWINGS**

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

### **SOCIAL MEDIA**

Follow us on Facebook: Thomas & Thomas Estate Agents

Follow us on Instagram and X: ThomasThomas\_EA

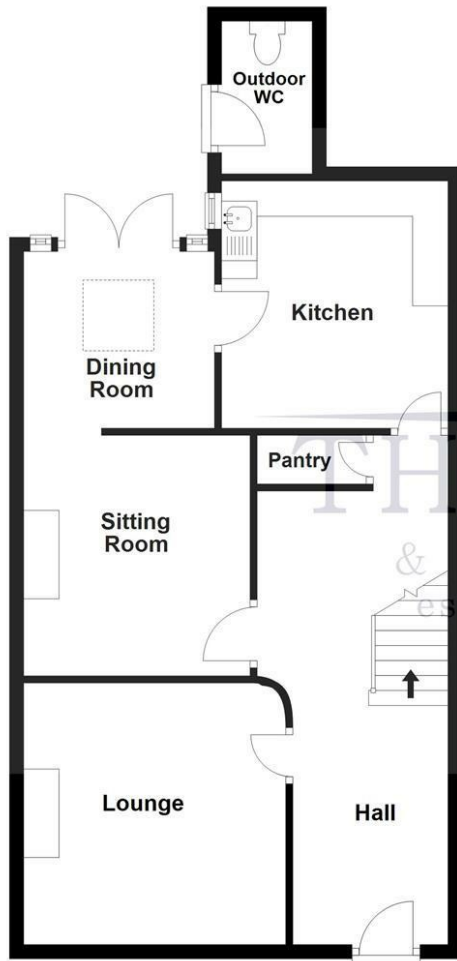
### **Directions**

Leave Ammanford via College Street and travel for approximately 7.6 miles until you reach Llandeilo. Turn left onto New Road, then take the right onto Greenfield Place. The property will be located on the left hand side.



THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB

## Ground Floor



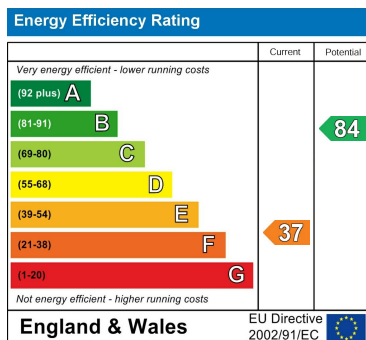
## First Floor



Council Tax Band

**C**

Energy Performance Graph



Call us on

**01269 597949**

**ammanford@thomasandthomas-property.co.uk**

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.

