

# Terry Thomas & Co

## ESTATE AGENTS



21 Alan Road

Llandeilo, SA19 6HU

Welcome to Alan Road, Llandeilo - a charming mid-terrace house that boasts 2 reception rooms, 3 bedrooms, and 2 bathrooms. This delightful property is ideally situated within walking distance of the vibrant centre of Llandeilo, making it convenient for all your daily needs.

One of the standout features of this lovely home is its proximity to the train station, perfect for those who rely on public transport for their daily commute or enjoy exploring the surrounding areas without the hassle of driving.

Families will appreciate the convenience of having both a primary and secondary school in the vicinity, ensuring that education is easily accessible for children of all ages.

**Offers in the region of £227,500 subject to contract**

# 21 Alan Road

## Llandeilo, SA19 6HU



### Entrance

A mid-terrace clay fronted house. Concreted steps and pathway which lead up to the uPVC double glazed entrance door into the vestibule hall having parquet flooring, single-panel radiator thermostatically controlled, original door through to the main hallway

### Main hallway

13'7" m by 6'5" m (4.16 m by 1.97 m)

Hardwood block flooring, original staircase to the first-floor, part glazed door through to kitchen/breakfast/dining room. There is a single-panel radiator thermostatically controlled under stair storage cupboard and door through to open plan lounge/dining room.

### Open plan lounge/dining room

23'6" m plus further bay window to fore that measu (7.17 m plus further bay window to fore that measur)

Lounge area includes a feature bay window to fore which is uPVC double glazed and a single-panel radiator thermostatically controlled, a feature fireplace with slate hearth and Oak fire surround. The dining area having also a single-panel radiator thermostatically controlled and a uPVC double glazed window to rear, the ceiling height is 2.73 metres

### Kitchen/breakfast/dining area

overall 17'8" m by 11'8" maximum (overall 5.40 m by 3.56 maximum )

A range of fitted base and eye-level units with light oak finish door and drawer fronts and a

marbleised effect work surface over the base unit incorporating a stainless-steel single-drainer sink, a four-ring ceramic hob, a Bosch fan-assisted oven grill, uPVC double glazed door leading out to the rear courtyard and gardens in turn, double-panel radiator thermostatically controlled, further access to the under-storage area, door to utility room.

### Utility room

7'3" m by 6'5" m (2.22 m by 1.97 m)

uPVC double glazed door leading out to the rear garden, single glazed window to rear, plumbing for washing machine, space for tumble dryer and also space for freezer, door through to shower room which is a low-level WC, a wall-mounted wash-hand basin with tile splashback and a shower cubicle with a Triton electric shower fitment, single-panel radiator. Wall mounted mains gas boiler which serves a central heating system and heats domestic water

### First floor

Part gallery landing area, access to loft space, doors leading off to all bedrooms and bathroom and airing cupboard with a pre-lagged hot water cylinder and fitted shelves.

### Bathroom

9'4" m by 6'5" m (2.85 m by 1.98 m )

P-shaped panel bath with a Myra power shower fitment over and hot and cold mixer tap fitment, pedestal wash hand basin and a close-coupled economy flush WC. Part floor-to-ceiling tile walls, wood effect flooring and a wall-mounted chrome

ladder towel radiator. uPVC double glazed window to side.

### Rear bedroom one

10'10" m by 11'1" m (3.32 m by 3.38 m)

Exposed stained and waxed timber floorboards, panel radiator with grills thermostatically controlled, uPVC double glazed window to rear.

### Front bedroom two

12'4" m by 11'0" m (3.78 m by 3.37 m)

uPVC double glazed window and a single panel radiator.

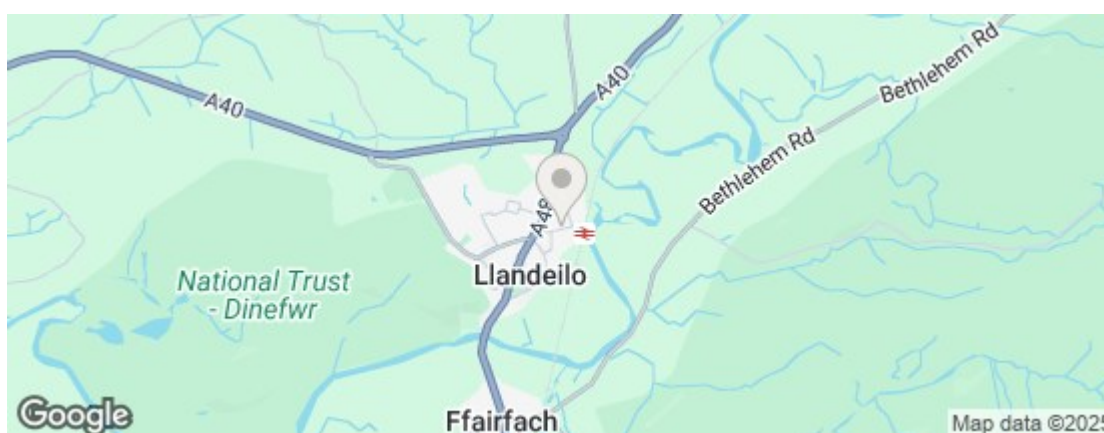
### Front bedroom three

6'9" m by 5'5" (2.08 m by 1.66m)

uPVC double glazed window to fore and single panel radiator thermostatically controlled

### Externally

To the rear of the property, it benefits from vehicle access over a small lane which leads up to off-road parking to rear and in turn leads to a detached masonry-built garage with up and over door to fore. Pedestrian gated access then that leads to the formal gardens which is centrally positioned in a level lawn area, there are various decorative stoned areas with shrubbery and foliage to the borders.







## Floor Plan



**Type:** House - Mid Terrace

**Tenure:** Freehold

**Council Tax Band:** C

**Services:** Mains water, electricity and drinage.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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