



GetAnOffer

The Quick Sale Estate Agency Specialists



getanoffer.co.uk are offering this ATTRACTIVELY PRICED PROPERTY from a MOTIVATED seller to buyers that are in a position to purchase relatively quickly. This property has been PRICED to ENCOURAGE a QUICK SALE.

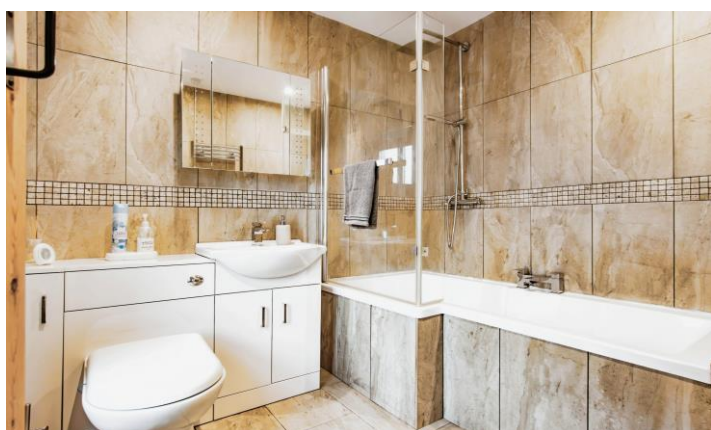
EARLY VIEWING IS HIGHLY RECOMMENDED DUE TO THE PROPERTY BEING PRICED FOR A QUICK SALE.

GetAnOffer are pleased to offer for sale this:

- Opportunity to Acquire this Picturesque Smallholding
- Beautifully Presented Detached House Comprises:
 - Large Fitted Kitchen/Diner
 - Living Room & Further Family Room
 - Master Bedroom with En-suite & Walk in Wardrobe
 - Three Further Bedrooms & Refitted Modern Family Bathroom/WC
- Land Extends to circa 5.3 acres made up of Paddocks & a Further Land on the Opposite Side of the River Accessed via a

Guide Price £520,000

Llandeilo, SA19 7LX



Viewings: Strictly by appointment via GetAnOffer.co.uk. For further information or to arrange a viewing contact us on:
T: 01903 331031 / 0800 033 7 943
E: info@getanoffer.co.uk

Our Opening Hours are:
Monday to Wednesday 8am – 6pm
Friday 8am – 5pm
Saturday 9am – 4pm

Under the terms of The Estate Agent Act 1979 it is hereby advised that Future Planned Relocation Services Ltd (Get An Offer) has a legal interest in this property or is a close associate of the seller



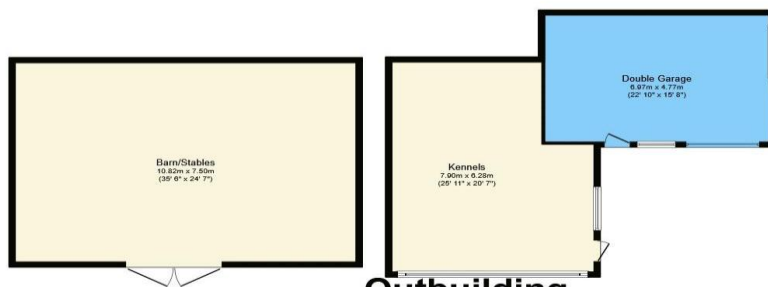
Ground Floor

Floor area 80.8 m² (870 sq.ft.) approx



First Floor

Floor area 57.7 m² (621 sq.ft.) approx



Outbuilding

Floor area 157.7 m² (1,698 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

www.getanoffer.co.uk

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