



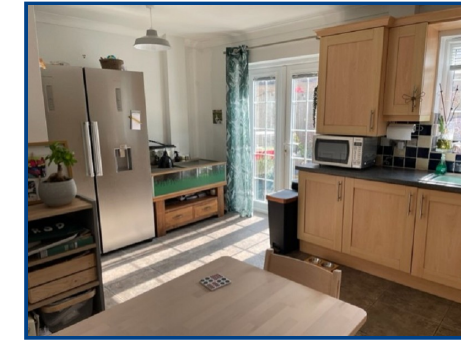
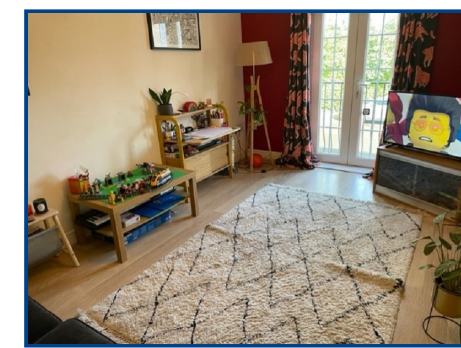
**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**Parc Pencrug  
Llandeilo  
Carmarthenshire.**

Price **£219,950**



- Modern 4 Bedroom Town House
- Integral Garage
- Gas Central Heating
- Double GLazing
- Rear Patio and Garden area
- Within walking distance of Llandeilo Town
- EPC: C79
- 2 Cloakrooms, Ensuite Shower & Family Bathroom
- Quiet Cul De Sac
- Council Tax Band E



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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**General Description**

A spacious mid terrace modern 4 bedroom town house and integral garage with the benefit of gas central heating and double glazing.

**EPC Rating: C79**

## Parc Pencrug, Llandeilo, Carmarthenshire.

### Property Description

Situated on a prime residential development on the fringe of the popular market town of Llandeilo, a short walk to the town centre, this mid terraced 4 bedroom house and integral garage on a small cul de sac.

A modern property with a light and spacious feel offering 4 bedroom accommodation with gas central heating and double glazing.

Situated within Llandeilo town which offers a wide and varied range of amenities to include shops, offices and schools etc. Leisure amenities are available within walking distance to include tennis courts, playing fields, Penlan park, Dynevor park with its Historic Castle, nature walks and wildlife reserve.

Llandeilo is situated in the Towy Valley and is centrally located for the M4, the County town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. The area is well known tourist destination with popular attractions of Dinefwr, Carreg Cennen, Trapp and Dryslwyn Castles, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

The accommodation comprises Hall, Utility area, 2 Cloakrooms, Kitchen/Diner, Lounge, 4 Bedrooms, Bathroom and Ensuite Shower Room. Integral garage, rear patio and elevated garden area.

### Entrance Door

to:

### Hall

Open balustrade staircase to first floor. Coved ceiling, laminate floor, understairs cupboard and door to garage.

### Utility Area (5' 11" x 7' 9") or (1.80m x 2.36m)

With laminate floor, coved ceiling, plumbing for washing machine, base cupboard with fitted worktop, appliance space, radiator and extractor fan.

### Cloakroom (5' 11" x 5' 10") or (1.81m x 1.77m)

With low level wc and vanity wash hand basin. Coved ceiling, extractor fan, tiled floor and radiator.

### First Floor

Open balustrade staircase to first floor.

### Landing

With radiator, coved ceiling and staircase to second floor.

### Lounge (9' 7" x 14' 7") or (2.92m x 4.45m)

Double glazed french doors to Juliette balcony, coved ceiling, TV point, laminate floor and radiator.

### Kitchen/Diner (16' 4" x 11' 9") or (4.99m x 3.59m)

With a range of wall, base and drawer units with fitted worktops, single drainer bowl and a half sink unit with mixer tap, 4 ring gas hob and electric oven with stainless steel extractor hood above. Double glazed window, double glazed patio doors to rear patio, tiled floor, coved ceiling and part tiled walls. Wall mounted gas central heating boiler. Double glazed patio doors to:

### Cloak Room (9' 8" x 3' 8") or (2.94m x 1.12m)

With low level wc and vanity wash hand basin. Radiator, extractor fan and coved ceiling.

### Bedroom / Study (9' 2" x 6' 5") or (2.79m x 1.95m)

With laminate floor, double glazed window, radiator and coved ceiling.

### SECOND FLOOR

Open balustrade staircase to:

### Landing

Access to roof space, coved ceiling and radiator.

### Master Bedroom (14' 2" x 10' 0") or (4.32m x 3.04m)

With radiator, 2 double glazed windows, fitted cupboard, laminate floor and TV point.

### Ensuite Shower Room (5' 5" x 5' 5") or (1.64m x 1.64m)

(approx). With pedestal wash hand basin, low level wc and shower enclosure. Coved ceiling, tractor fan and tiled floor.

### Bedroom (9' 9" x 13' 4") or (2.97m x 4.07m)

With laminate floor, radiator, coved ceiling and double glazed window.

### Bedroom (9' 5" x 7' 1") or (2.88m x 2.15m)

With double glazed window, coved ceiling and radiator.

### Bathroom (6' 9" x 9' 8") or (2.06m x 2.95m)

With panelled bath, low level wc and pedestal wash hand basin. Radiator, tiled floor, coved ceiling, part tiled walls and Airing cupboard with hot water tank and shelving.

### Integral Garage (22' 6" x 10' 1") or (6.87m x 3.08m)

With up and over garage door. Concrete floor, fluorescent light and power points.

### EXTERNALLY

To the rear of the property is a paved patio with timber staircase and glass balustrade to a timber decked area and rear lawned garden.

Pedestrian gate to rear

Outside tap, outside power points and light.

### Agents Note

We are informed that there is a management fee of £200.00 per annum which is used to maintain the extensive landscaped areas of the development.

Adjoining land is within LDP development limits

### Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

### Viewing

By appointment with the Selling Agents.

### Broadband and Mobile phone

The broad band and mobile signal is deemed to be good in this locality.

### Services

Mains electricity, mains water, mains gas and mains drainage

### Council Tax

E

### Directions

From our office continue up New Road into Carmarthen Road. Turn right into Lon Rhys and continue into Parc Pencrug, take the first left at the roundabout, continue down the hill and take the 2nd right turn into the cul de sac where the property will be found on the right hand side.

