



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

**4 Clos Albion
Talley Road
Llandeilo
Carmarthenshire.**

Price **£240,000**



- A Spacious 3 Bedroom Semi Detached House
- Oil Central Heating
- Double Glazing
- Enclosed Rear Lawned Garden
- Patio Area & Timber Store Sheds
- Designated Off parking for 2 Cars
- Conveniently Located on the Outskirts of Llandeilo
- Bathroom, Ensuite Shower Room & Cloakroom
- EPC C74



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

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

A deceptively spacious 3 bedroom semi detached house with the benefit of oil central heating and double glazing.

EPC Rating: C74

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Clos Albion, Talley Road, Llandeilo, Carmarthenshire.

Property Description

This attractive family home has the benefit of oil fired central heating, upvc double glazing, enclosed rear lawned garden with patio area and off road parking for 2 vehicles.

Situated on the outskirts of Llandeilo town close to all local amenities which include a bank, shops, offices and schools. Llandeilo is centrally located for the M4, the County town of Carmarthen and about 1 hour by car from Cardiff. 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. The area is a well known tourist destination with popular attractions of Dinefwr Castle, Carreg Cennen Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

The accommodation briefly comprises: hall, cloakroom, kitchen/diner, lounge, 3 first floor bedrooms, ensuite shower room and family bathroom. The property benefits from oil fired central heating, upvc double glazing, enclosed rear lawned garden with patio area and off road parking for 2 vehicles.

Double Glazed Door:-

to:

Hall

With radiator, laminate floor and coved ceiling. Open Balustrade staircase to first floor.

Cloak Room (5' 5" x 3' 1") or (1.65m x 0.95m)

With double glazed window and radiator, low level WC and pedestal wash hand basin with tiled splash back, coved ceiling, extractor fan and tiled floor.

Lounge (19' 8" x 16' 11" Max) or (5.99m x 5.15m Max)

With double glazed window and double glazed patio doors, 2 radiators, coved ceiling and TV point.

Kitchen/Dining Room (15' 11" x 12' 1") or (4.84m x 3.69m)

With 2 double glazed windows, range of wall, base and drawer units, fitted work tops and wine rack, 4 ring electric induction hob with stainless steel extractor hood over, double electric oven, integrated dish washer, fridge and freezer. Plumbing for a washing machine, bowl and half sink unit with mixer tap, coved ceiling, down lights and tiled floor. Fitted cupboard.

Utility (6' 11" x 4' 7" Max) or (2.10m x 1.40m Max)

With double glazed window and double glazed door to rear, appliance space, tiled floor and coat hooks. Access to roof space. Oil central heating boiler.

First Floor

Landing

With open balustrade staircase, airing cupboard with radiator and shelving, coved ceiling and access to roof space.

Clos Albion, Talley Road, Llandeilo, Carmarthenshire.

Bathroom (8' 5" x 7' 0") or (2.57m x 2.14m)

With double glazed window, low level WC and panelled bath with over bath shower unit and shower screen, vanity unit with mixer tap, light and shaver point, heated towel rail, pull switch and extractor fan, part tiled walls and tiled floor.

Bedroom (12' 2" x 12' 2") or (3.70m x 3.70m)

With double glazed window, radiator and TV point.

En-Suite (9' 2" x 3' 0") or (2.80m x 0.91m)

With low level WC and pedestal wash hand basin with mixer tap, tiled shower enclosure with shower unit and folding door, heated towel rail, extractor hood and tiled floor.

Bedroom (10' 6" x 13' 9") or (3.20m x 4.20m)

With double glazed window, radiator and TV point.

Bedroom (9' 9" x 8' 8") or (2.98m x 2.65m)

With double glazed window, TV point and radiator.

EXTERNALLY

To the front of the property is paved forecourt area with side door around to the rear garden.

Enclosed rear garden laid to lawn with flower beds and raised vegetable beds.

Patio Area

The rear approach from Talley Road is tarmacadamed and provides 2 designated parking spaces

2 Timber Store Sheds

Oil Tank

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

Agents Note

We are informed that there is an allocated parking area.

Viewing

By appointment with the selling agents on 01558 823601.

Services

Mains electricity, drainage & water. Oil central heating.

Tenure

Freehold

Directions

From our office continue down Rhosmaen Street to the roundabout. Proceed straight through the roundabout and take the left onto the Talley Road where the Entrance to Albion Close can be found on the right hand side.

