



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

**Annedd
1 Cefntirescob
Talley Road
Llandeilo
Carmarthenshire.**

Price **£175,000**



- A Delightful End Terraced 2 Bedroom Cottage
- Double Glazing
- Oil Fired Central Heating
- Paved Patio Courtyard
- Conveniently Located on the Outskirts of Llandeilo
- Summer House With Shower Room
- EPC: Pending
- Council Tax Band C

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

This attractive 2 bedroom end terraced cottage set in a convenient location on the outskirts of Llandeilo town centre and most of its amenities.

EPC Rating: E41

Tel: **01558 823 601**

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1 Cefntirescob, Talley Road, Llandeilo, Carmarthenshire.

Property Description

This attractive 2 bedroom end terraced cottage set in a convenient location on the outskirts of Llandeilo town centre and most of its amenities.

The property has been tastefully laid out and provides comfortable living with 2 first floor double bedrooms, open plan living/diner, kitchen and bathroom.

The property benefits from oil fired central heating, upvc double glazing, low maintenance front paved courtyard boasting a summer house with its own shower room enclosed in a walled and fenced boundary.

Llandeilo is situated centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. Leisure amenities are available within easy 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.

Entrance Door

Porch

Textured ceiling. Tiled floor and radiator.

Open Plan Living/Dining Area (12' 0" x 17' 3") or (3.66m x 5.26m)

Double glazed window to front, 2 radiators, TV point, stairs to first floor, French Chateaux open fired log burner and under stairs storage.

Kitchen (10' 7" x 8' 6") or (3.22m x 2.58m)

Double glazed window to front, single drainer stainless steel sink unit, partly tiled walls, plumbing for washing machine, Worcester Heat Slave oil fired combination boiler for running domestic hot water and central heating, range of wall and base units with work surfacing over, integrated electric oven, 4 ring electric hob and extractor above, tiled floor and radiator.

Bathroom (6' 2" x 8' 2") or (1.87m x 2.49m)

With panelled bath with Triton power shower above, upvc double glazed window to side, low level wc, pedestal wash hand basin, radiator, tiled floor and tiled walls.

First Floor

Landing

1 Cefntirescob, Talley Road, Llandeilo, Carmarthenshire.

Bedroom 1 (17' 4" x 10' 11") or (5.28m x 3.34m)

Double glazed window to front, access to roof space and built in wardrobe.

Bedroom 2 (17' 5" x 10' 8") or (5.31m x 3.26m)

Double glazed window to front, radiator, built in cupboard and TV point.

EXTERNALLY

Enclosed low maintenance paved courtyard with summer house.

Oil Central Heating Boiler.

Cabin/Summerhouse (10' 11" x 9' 11") or (3.34m x 3.02m)

With sliding double glazed door and double glazed window. Laminate floor and wall light.

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

With low level WC, vanity wash hand basin, water heater and walk in shower with Redring Seletronic electric shower and fold out seat. Respatex walls and lino flooring.

Store Room

With double glazed door.

Viewing

By appointment with the Selling Agents.

Local Authority

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

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Directions

From our office head down Rhosmaen Street to the roundabout. Proceed across the roundabout signposted Llandovery and take the next left signposted Talley. Proceed up the hill where the property can be found on the left hand side.

