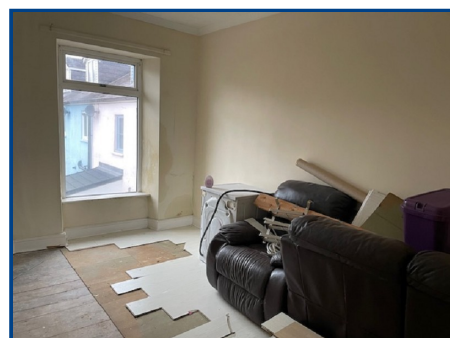
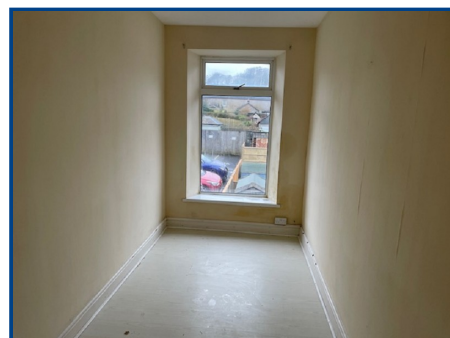


**19A New Road
Llandeilo
Carmarthenshire.**

Price **£70,000**



- A Spacious 3 Bedroom First Floor Flat
- In need of renovation and update
- Partial Double Glazing
- No Central Heating Boiler
- Llandeilo Town
- Ideal Investment Opportunity
- No Parking
- EPC: G5

General Description

Situated in the town centre of Llandeilo in a convenient position within walking distance of all local amenities. A first floor 3 bedroom flat with partial double glazing. The property does require works of renovation and repair but makes an ideal investment property.

EPC Rating: G5

19A New Road, Llandeilo, Carmarthenshire.

Property Description

PUBLIC NOTICE

19A New Road, Llandeilo, Carmar, SA19 6DD

We advise that an offer has been made for the above property in the sum of £65,000. Any persons wishing to increase on this offer should notify Cleo Tompkinson & Francis of their best offer prior to exchange of Contracts CLEE TOMPKINSON FRANCIS

A deceptively spacious 3 bedroom first floor flat in need of renovation and repair works. Situated in a convenient location within Llandeilo town centre close to all local amenities which include shops, offices and schools etc.

Llandeilo is situated in the Towy Valley, one of the most sought after regions in the Principality 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 accommodation briefly comprises: Entrance hall, stairs to first floor, inner hall, kitchen, lounge, study/bedroom, 3 bedrooms and bathroom.

The flat has the benefit of partial double glazing and radiators but does require a central heating boiler.

Entrance Door

Side Double Glazed Door Into:

Entrance Hall (15' 11" Max x 10' 3" Max) or (4.84m Max x 3.12m Max)

Into stairwell with timber open balustrade staircase to first floor, double glazed window to side and understairs storage area.

First Floor

Landing with window. Store cupboard.

Inner Hall

With double glazed window and radiator. Floor boards loose.

Kitchen (12' 3" x 10' 10") or (3.73m x 3.31m)

With a range of base and drawer unit with worktops, bowl and a half stainless steel sink unit with mixer tap, plumbing for a washing machine, stainless steel extractor

hood and splash back, radiator and double glazed window.

Lounge (14' 11" x 13' 11") or (4.55m x 4.24m)

With bay window to front, floorboards and radiator.

Bedroom (13' 11" x 12' 6") or (4.23m x 3.80m)

With window to front, radiator and laminate floor.

Bedroom (13' 8" x 12' 6") or (4.16m x 3.82m)

With double glazed window, coved ceiling and radiator.

Bedroom (14' 3" x 10' 0") or (4.35m x 3.04m)

With double glazed window and radiator.

Study (12' 10" x 5' 9") or (3.92m x 1.75m)

With double glazed window, radiator and laminate floor.

Bathroom (10' 8" x 10' 1") or (3.24m x 3.08m)

(approx) Narrowing down to 2.05m. Low level wc, wash hand basin, panelled bath with over bath shower. Pull switch, heated towel rail and part tiled walls. Double glazed window.

Agents Note

There is currently no boiler at the property.

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location.

Leasehold Information

We are informed that the property is leasehold. 999 Years from 2006 with a peppercorn ground rent.

Local Authority

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

Viewing

By appointment with Selling Agents.

Services

Mains electricity, drainage, water & gas.

Tenure

Leasehold



Important notice

Cleo Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

