

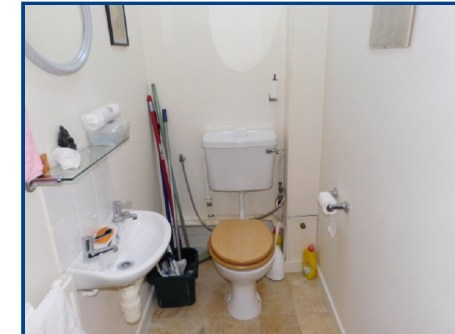
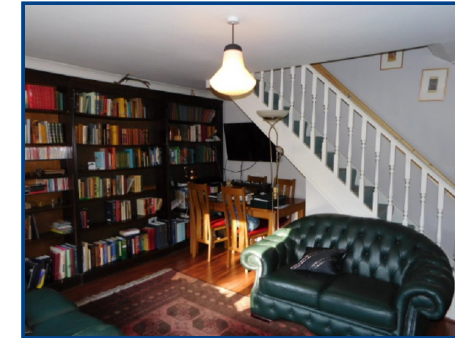


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

14 Offices Across South Wales

2 Yr Hafod
15 New Road
Llandeilo
Carmarthenshire SA19 6DD

Price **£170,000**



- Llandeilo Town Centre
- Mid Terrace 3 Bedroom House
- Gas Central Heating
- Double Glazing
- Patio to Front
- Car Parking Space
- Solar Panels
- EPC: C73

EPC Rating: C73

General Description

3 Bedroom Mid Terrace House with gas central heating, double glazing and solar panels.

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.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

15 New Road, Llandeilo, Carmarthenshire.

Property Description

A 3 bedroom mid terrace house of conventional construction with the benefit of gas central heating and double glazing.

Situated within Llandeilo town which offers a wide and varied range of amenities to include a bank, 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 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 Castle, Carreg Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

The accommodation comprises entrance porch, lounge, kitchen/breakfast room and cloakroom on the ground floor and 3 bedrooms and shower room at first floor.

Entrance Porch

Double glazed door, tiled floor and down light.

Lounge (14' 2" x 14' 9") or (4.32m x 4.49m)

With double glazed window, electric radiator, laminate floor, coved ceiling, under stairs storage cupboard, TV point and open balustrade staircase to first floor.

Cloakroom (3' 5" x 6' 6") or (1.03m x 1.97m)

With vanity wash hand basin, low level WC, tiled floor, sky light and radiator.

Kitchen / Breakfast Room (10' 1" x 10' 11") or (3.08m x 3.32m)

With a range of wall and base units with fitted worktops, stainless steel sink unit with mixer tap, cooker point with extractor hood over, plumbing for washing machine, part tiled walls and two sky lights.

First Floor

Landing with access to roof space, laminate floor and fitted cupboard with shelves.

Bedroom 1 (11' 10" x 10' 9") or (3.60m x 3.28m)

Coved ceiling, fitted wardrobe, double glazed window, radiator and laminate floor.

Bedroom 2 (10' 8" x 9' 10" Max) or (3.26m x 3.0m Max)

Coved ceiling, double glazed window, radiator and laminate floor.

Bedroom 3 (9' 2" x 6' 8") or (2.79m x 2.02m)

Double glazed window, coved ceiling and radiator.

Shower Room (5' 7" x 11' 3") or (1.71m x 3.42m)

With large shower enclosure with large shower head and hand held spray, pedestal wash hand basin and low level WC. Radiator, double glazed window and tiled floor. Vanity light with shaver point. Built in Airing cupboard with radiator and shelves. Coved ceiling and extractor fan.

EXTERNALLY

Front Patio Area and Parking Area. Communal Rear Tarmacadam Area.

Local Authority

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

Agents Note

We are informed that there is Management Agreement for the Communal Areas.

Broadband and Mobile phone

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas and mains drainage

Tenure

Freehold

Council Tax

D

Directions

From our office proceed down Rhosmaen Street and turn left opposite the CK Store into New Road. Continue up New Road passing the bus shelter on the left and turn left through the archway where the property will be found on the left.

