



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

**1 Clos Albion,  
Talley Road  
Llandeilo  
Carmarthenshire SA19 7HJ**

Price **£239,950**



- **\*\*Ideal First Time Buy\*\***
- Modern Spacious Family Home
- Conveniently Located on the Outskirts of Llandeilo
- Hardwood Effect Double Glazing
- Oil Central Heating
- Bathroom, Ensuite Shower Room & Cloakroom
- Allocated Parking For Two Vehicles
- Side & Rear Enclosed Lawned Garden
- Designated Parking for 2 Vehicles
- EPC: C77

### General Description

An ideal first time buy! Conveniently located on the edge of the Historic town of Llandeilo. This attractive spacious family home has the benefit of oil fired central heating, upvc hard wood effect double glazing, enclosed rear lawned garden with hard standing parking area and further off road parking for 2 vehicles.

**EPC Rating: C77**

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](mailto:surveys@ctf-uk.com).

Tel: **01558 823 601**

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

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



## Talley Road, Llandeilo, Carmarthenshire.

### Property Description

A modern semi detached house with rendered elevations under a tiled roof with the benefit of hardwood effect double glazing and oil central heating. Externally there is a rear garden with parking space and designated parking area for two 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.

### Front Canopy

With double glazed door to:

### Hall

With coat hooks, radiator, coved ceiling and open balustrade stairs to first floor.

### Cloakroom (3' 1" x 5' 7") or (0.94m x 1.70m)

With pedestal wash hand basin and mixer tap, low level WC. Extractor fan, double glazed window and radiator.

### Kitchen/Diner (16' 0" x 12' 2") or (4.88m x 3.70m)

With range of wall, base and drawer units with fitted worktops, sink with mixer tap, 4 ring ceramic hob with stainless steel extractor hood, double oven, plumbing for washing machine, integrated dish washer and integrated fridge & freezer, wine storage area, down lights, coved ceiling, tiled floor, double glazed window and radiator. Fitted built in cupboard.

### Utility (4' 10" x 6' 11") or (1.47m x 2.10m)

With oil central heating boiler, appliance space, coat hooks, tiled floor, coved ceiling and access to roof space. Double glazed door to garden.

### Lounge (19' 8" x 15' 11") or (5.99m x 4.84m)

With double glazed window and patio doors, coved ceiling, wall mounted electric fire and TV point. Radiator.

### First Floor

Stairs from hall to:

### Landing

With open balustrade staircase. Airing cupboard with radiator. Access to roof space.

### Bedroom 1 (12' 0" x 12' 2") or (3.65m x 3.72m)

With dual aspect double glazed windows and radiator.

### En-Suite Shower Room (9' 0" x 2' 11") or (2.75m x 0.90m)

With pedestal wash hand basin with mixer tap, shower enclosure with shower unit and low level WC. Extractor fan and heated towel rail.

### Bedroom 2 (13' 10" x 10' 6") or (4.22m x 3.21m)

With double glazed window and radiator.

### Bedroom 3 (8' 9" x 9' 4") or (2.66m x 2.84m)

With double glazed window and radiator.

### Bathroom (8' 4" x 7' 0") or (2.53m x 2.14m)

With panelled bath with over bath shower and shower screen, low level WC and vanity unit with wash hand basin and mixer tap. Double glazed window, part tiled walls, extractor fan and pull switch.

### EXTERNALLY

To the front of the property is a enclosed paved forecourt with gate to the side garden area.

Side and rear lawned garden with parking area and rear pedestrian and vehicular gates to the designated parking for two vehicles.

Store shed and outside tap.

### Local Authority

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

### Broadband and Mobile phone

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

### Viewing

By appointment with the selling agents on 01558 823601.

### Agents Note

We are informed that there is an allocated parking area.

### Services

Mains electricity, mains water, mains drainage

### Tenure

Freehold

### Council Tax

D

### Directions

From our office continue down Rhosmaen Street to the roundabout. Proceed straight through on to the A40 to Llandovery and turn left into Talley Road where the entrance to Albion Close can be found on the right hand side.

