



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

14 Offices Across South Wales

**51 Rhosmaen Street
Llandeilo
Carmarthenshire.**

Price **£159,950**



- 2 Bedroom Mid Terrace Cottage
- Deceptively Spacious
- Requires Some Update & Modernisation
- Gas Central Heating
- Double Glazing
- EPC:D66
- Council Tax Band B

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 charming mid terrace 2 bedroom cottage in a convenient location within walking distance of the town centre.

EPC Rating: D66

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Rhosmaen Street, Llandeilo, Carmarthenshire.

Property Description

A 2 bedroom cottage of traditional construction under a slated roof with the benefit of gas central heating and double glazing. The property does require some modernisation and update. Externally there is a rear patio area with raised borders.

Llandeilo town offers a wide range of amenities to include offices, schools, cafes and individual shops. 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 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 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 comprises entrance hall, lounge, dining room, kitchen/breakfast room, 2 bedrooms and bathroom.

Steps To:

Double Glazed Door:-

Into entrance hall with radiator, tiled floor, electric meter and stairs to first floor.

Living Room (11' 3" Max x 15' 2") or (3.42m Max x 4.62m)

With oak effect laminate floor, double glazed window to front, TV and telephone point. Beamed ceiling, stone mantle with Rayburn fire and hearth. Under stairs storage cupboard.

Dining Area (8' 9" x 13' 3" Max) or (2.66m x 4.04m Max)

With oak effect laminate floor, radiator, down lights, beamed ceiling. Built in cupboards with slatted shelves.

Kitchen / Breakfast Room (16' 2" x 7' 8") or (4.92m x 2.33m)

With wall, base and drawer units with breakfast bar. Oak effect laminate floor, part tiled walls, radiator, plumbing for washing machine and appliance space. Stainless steel sink and drainer. Fluorescent strip lights, sky light, two double glazed window and double glazed door into rear garden.

First Floor

Landing

Rhosmaen Street, Llandeilo, Carmarthenshire.

Bedroom 1 (11' 11" Max x 15' 1") or (3.62m Max x 4.60m)

With double glazed window to front, radiator, built in cupboard with slatted shelves, light and access to roof space.

Bathroom (5' 11" x 6' 0") or (1.81m x 1.83m)

Part tiled walls, double glazed window to rear, wood panelled ceiling, radiator and laminate floor. Wall mounted gas boiler, pedestal wash hand basin, panelled bath with mixer tap and hand held attachment. Frosted glass window to hallway, pull switch and shaver point.

Bedroom 2 (8' 9" x 10' 0") or (2.66m x 3.06m)

With double glazed window to rear, radiator and tiled window sill.

EXTERNALLY

Steps up to the front of the property with at raised courtyard area

Rear patio with raised borders.

Local Authority

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

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

Directions

From our office head down Rhosmaen Street passing CKs and the property will be found on the just opposite Llandeilo Builders.

