



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

78 New Road
Llandeilo
Carmarthenshire.

Price **£179,950**



- Attractive Mid Terraced House
- Two Double Bedrooms
- Move In Condition
- Traditional Features
- Convenient Town Location
- Good Size Garden With Large Patio Area
- EPC: PENDING
- 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

An attractive mid terraced property with traditional charm, original features and two double bedrooms.

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New Road, Llandeilo, Carmarthenshire.

Property Description

A traditional mid terrace town house with rendered and painted elevation under a slated roof. Externally there is a rear garden with large patio area and we have been informed that there is permit parking available in the street.

The accommodation comprises entrance hall, lounge, kitchen/breakfast room and utility at ground floor and two bedrooms and shower room at first floor.

Situated within Llandeilo town which offers a wide and varied range of amenities to include cafes, 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.

Double Glazed Door:-

Entrance Hall

With radiator, tiled floor, exposed stone wall and brick archway. Part panelled walls, telephone point, double glazed window and electric meter box.

Lounge (10' 7" x 11' 11") or (3.23m x 3.63m)

With double glazed window to front, telephone point, laminate floor, multi fuel fireplace with timber surround and hearth.

Kitchen/Breakfast Room (10' 2" x 9' 11") or (3.11m x 3.02m)

With a range of wall, drawer and base units. Radiator, double glazed window to rear and double glazed door. Part tiled walls, appliance space, plumbing for dishwasher and engineered oak flooring. Part tiled recess housing gas Rangemaster cooker. Stainless steel sink with mixer tap and drainer, wine cooler and down lights.

Utility Room (5' 10" x 9' 1") or (1.79m x 2.76m)

With tiled floor, base unit with counter top over. Vaillant wall mounted combi gas boiler, radiator, appliance space and plumbing for washing machine. Under stairs storage with shelving and double glazed window to rear.

First Floor

Landing

With open balustrade, exposed stonework, radiator and double glazed window to front.

Shower Room (8' 10" x 5' 11") or (2.70m x 1.81m)

With exposed stonework walls, sanded floor boards, radiator, low level WC, double glazed window to rear, wash hand basin, shower unit with Mira electric shower. Part tiled, pull switch and access to loft.

Bedroom 1 (12' 2" x 10' 10") or (3.71m x 3.31m)

With radiator, double glazed bay window to front, attractive feature open fireplace with timber surround and mantle.

Bedroom 2 (10' 6" x 10' 3") or (3.21m x 3.13m)

With radiator, double glazed window to rear, attractive feature open fireplace with timber surround and mantle.

EXTERNALLY

Rear Garden

Outside tap.

Steps up to large patio area with raised flower bed. Lawned area.

Storage Shed

Local Authority

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

Broadband and Mobile phone

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

Viewing Arrangements

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

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Directions

From our office continue down Rhosmaen Street to the junction and turn left opposite CKs store. Continue to the top of New Road and the property will be found on the right hand side.

