



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

14 Offices Across South Wales

**2 Thomas Street
Llandeilo
Carmarthenshire SA19 6LB**

Price **£225,000**



- 4 Bedroom Semi Detached House
- Detached Garage To Rear
- Llandeilo Town
- In Need of Modernisation and Update
- Scenic Views
- Rear Garden and rear pedestrian access
- 3 Reception Rooms & 3 Cellar Rooms
- EPC: Pending

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 exciting opportunity for those looking for a project with potential to create a wonderful family home.

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Thomas Street, Llandeilo, Carmarthenshire.

Property Description

A deceptively spacious 4 bedroom semi detached house with cellar rooms and a detached single garage. It has the benefit of gas fired central heating, double glazing, rear garden and scenic views over the surrounding area.

Situated in a convenient quiet location within walking distance of the town centre which offers a wide and varied range of amenities which include shops, offices and schools etc. Leisure amenities are available within walking distance to include Tennis Courts, playing fields, Penlan Park, Dinefwr Park with its Historic Castle, nature walks and wildlife reserve.

Llandeilo is situated in the Towy Valley and is centrally located for the M4 Motorway, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

The area is a well known tourist destination with popular attractions of Dynevor, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and the Botanical Gardens of Wales are all within a short drive away.

The accommodation does require update and modernisation and briefly comprises hall, 3 reception rooms, kitchen, 3 basement rooms, 4 first floor bedrooms and bathroom.

Double Glazed Door:-

Entrance Hallway

With radiator, dado rail, telephone point and decorative cornice.

Front Reception Room (12' 9" Max x 10' 3") or (3.88m Max x 3.13m)

With double glazed bay window, coving, tiled fireplace with gas fire, radiator and arched recesses on either side.

Lounge (11' 11" x 9' 9") or (3.64m x 2.96m)

Radiator, picture rail, tiled fireplace with gas fire and 2 built in cupboards either side. Sash window into kitchen.

Dining Room (12' 3" x 8' 8") or (3.74m x 2.64m)

With radiator, coved ceiling, gas fire, double glazed window and strip light. Stairs down to cellar rooms.

Kitchen (5' 8" x 4' 9") or (1.73m x 1.46m)

With base and wall units, part tiled, stainless steel sink with drainer. Double glazed window to rear with views.

Stairs down to:

Cellar Room 1 (7' 10" x 15' 1") or (2.39m x 4.59m)

With white washed stone walls, concrete floor, coat hooks, light, open fireplace with wood mantle.

Cellar Room 2 (13' 2" x 15' 7") or (4.02m x 4.75m)

Former coal store. With light.

Cellar Room 3 (7' 10" x 12' 4") or (2.39m x 3.77m)

With white washed stone walls, tap, concrete floor, former WC and double glazed door to the garden.

STAIRS TO FIRST FLOOR

Half landing with built in cupboard housing Baxi Gas wall mounted combi boiler.

Landing

With open balustrade and access to loft space.

Bedroom 1 (12' 5" x 9' 1") or (3.79m x 2.76m)

With double glazed window to front, radiator, pull switch and coved ceiling.

Bedroom 2 (9' 10" x 9' 10") or (3.00m x 3.00m)

With radiator, double glazed window to rear with views and pull switch.

Bedroom 3 (8' 11" x 6' 8") or (2.72m x 2.03m)

With radiator, picture rail and double glazed window to front.

Rear Landing

With access to loft space.

Bathroom (5' 7" x 5' 3") or (1.69m x 1.60m)

With bath, wash hand basin, low level WC and tiled walls. Double glazed window to side and pull switch.

Bedroom 4 (6' 9" x 8' 9") or (2.05m x 2.66m)

With double glazed window to rear and radiator.

EXTERNALLY

Enclosed front forecourt with tiled steps up to front door.

Enclosed rear garden with gated pedestrian access.

Garage (17' 9" x 10' 2") or (5.40m x 3.09m)

With up and over door. Concrete floor, pedestrian door and 2 windows.

Local Authority

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

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, mains drainage

Council Tax

D

Directions

From our office continue down Rhosmaen Street passing the CKs store on the right. Turn left into Alan road and proceed to the bottom. Turn left into Thomas Street and the property will be found on the right hand side.

