



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

**27 Lon Rhys
Llandeilo
Carmarthenshire. SA19 6RW**

Price Guide £375,000



- Four Bedroom Detached Family Home
- Desirable Location
- Quite Cul De Sac
- Convenient Location
- Electric heating
- Off Road Parking
- Enclosed Rear Garden
- 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

A detached 4 bedroom family home situated on a popular residential estate in a quiet and convenient location within a short distance of the centre of Llandeilo.

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Lon Rhys, Llandeilo, Carmarthenshire.

Property Description

A detached 4 bedroom house with rendered and brick elevations under a tiled roof. It has the benefit of electric central heating and double glazing. Externally there is a front gravelled forecourt, parking for two cars comfortably, rear patio, raised decked area and lawn.

The property is situated in a convenient location on a popular residential development within a short distance of the centre of 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.

The accommodation comprises: Entrance hall, sitting room, lounge/ dining room, kitchen/ breakfast room, sun room, master bedroom with en-suite shower room, 3 further bedrooms and a shower room.

Double Glazed Door:-

Entrance Hall

With thermostat, double glazed window, radiator, coved ceiling, under stairs storage and stairs to first floor.

W.C. (6' 4" x 2' 10") or (1.93m x 0.86m)

With double glazed window, wash hand basin, low level WC and tiled floor.

Sitting Room (8' 11" x 18' 0") or (2.72m x 5.48m)

With two double glazed windows, two radiators, electric fire with timber surround and hearth, wall lights.

Lounge / Dining Area (23' 6" x 11' 9") or (7.16m x 3.59m)

With double glazed window to front, two radiators, decorative cornices, feature electric fire with surround and marble hearth. TV point and double glazed patio doors onto patio area.

Kitchen/Breakfast Room (16' 7" x 10' 6") or (5.06m x 3.20m)

With tiled floor, radiator, telephone point and picture rail. Range of wall, base and drawer units, appliance space and plumbing for washing machine. Part tiled walls, NEFF integrated double oven, NEFF microwave and ceramic NEFF induction hob with pull out extractor fan above. Stainless Steel bowl and a half sink, drainer and mixer tap. Double glazed window and double glazed door to side.

Conservatory (12' 2" x 15' 1") or (3.70m x 4.59m)

Tiled floor, two electric radiators, TV point, fan light, double glazed patio door onto patio area.

STAIRS TO FIRST FLOOR

Landing (6' 6" x 9' 11") or (1.99m x 3.02m)

With hand rail, open balustrade, access to loft. Airing cupboard with louvre doors, slatted shelves, hot water cylinder and thermostat.

Master Bedroom (22' 1" x 8' 8") or (6.73m x 2.65m)

Double glazed window to front and double glazed stained glass window to side. Two radiators, access to roof space and built in triple wardrobe.

En-Suite Shower Room (8' 7" x 6' 1") or (2.62m x 1.85m)

With sliding door and double glazed window to rear. Walk in shower with Triton electric shower, part tiled and part Respatex. Down lights extractor fan, shaver point, wash hand basin and low level WC. Pull switch, heated towel rail and wall mounted mirrored vanity unit.

Shower Room (9' 0" x 5' 6") or (2.74m x 1.68m)

With laminate floor, double glazed window to rear and part tiled walls. Walk in shower with Mira electric shower, vanity unit incorporating low level WC and wash hand basin. Shaver point, pull switch and electric wall heater.

Bedroom 2 (8' 11" x 12' 4") or (2.72m x 3.75m)

With double glazed window to rear and built in corner wardrobe.

Bedroom 3 (10' 10" x 8' 11") or (3.30m x 2.73m)

With double glazed window to front, radiator and built in wardrobe.

Bedroom 4 (8' 11" x 7' 9" Max) or (2.73m x 2.35m Max)

With double glazed window to front, radiator and built in cupboard with louvre doors and hanging rail.

EXTERNALLY

Parking for two cars to the side. Gravelled area to front.

Enclosed garden with patio area and raised timber decking. Timber shed. Outside tap and two side gates.

Local Authority

Carmarthenshire County Council, 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.

Services

Mains electricity, mains water and mains drainage.

Tenure

Freehold

Council Tax

E

Directions

From our office proceed down to the cross roads and turn left into New Road. Follow the road into Carmarthen Road passing the police station on the left. Proceed a short distance and turn right into Lon Rhys. Follow the road around to the left and the property will be found on the right hand side at the end of the road.

