



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

3 The Mews  
New Road  
Llandeilo  
Carmarthenshire SA19 6DB

Price **£179,000**



- Three Bedroom End of Terrace
- Patio Area To Rear
- Gas Central Heating & Double Glazing
- Garage
- Centrally Located In Llandeilo Town
- EPC: C70



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

**Important notice**  
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**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).

**General Description**

An end of terrace three bedroom house with garage and rear patio area.

**EPC Rating: C70**



## New Road, Llandeilo, Carmarthenshire.

### Property Description

The property comprises an end terrace 3 bedroom house with the benefit of gas central heating and double glazing. Externally there is a garage, small patio area and car parking space.

Situated within Llandeilo town centre within walking distance of all amenities. Llandeilo offers a wide and varied range of amenities to include 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 door, kitchen, lounge, cloakroom, 3 bedrooms and shower room.

### Double Glazed Door:-

#### Hallway

With stairs to first floor, radiator and coved ceiling.

#### W.C. (2' 9" x 5' 6") or (0.85m x 1.67m)

Low lever WC, wash hand basin, radiator, double glazed window and part tiled wall.

#### Lounge (16' 4" x 13' 6") or (4.99m x 4.11m)

With double glazed bay window to front, two radiators, telephone point, coved ceiling and TV point. Feature fire surround with hearth and space for fire.

#### Kitchen / Breakfast Room (10' 3" x 9' 9") or (3.12m x 2.98m)

With wall, base and drawer units. Stainless steel bowl and half unit with drainer and mixer tap. Double glazed window to rear, tiled floor and part tiled walls. Radiator, plumbing for washing machine, coved ceiling, strip light, four ring gas hob with integrated oven and extractor hood above. Double glazed door to rear.

#### Landing

With open balustrade, double glazed window to rear, access to roof space, coving and radiator. Storage cupboard with slatted shelved and wall mounted Valliant combi boiler.

## New Road, Llandeilo, Carmarthenshire.

### Bedroom 1 (14' 6" x 11' 9") or (4.41m x 3.57m)

Coved ceiling, two radiators, double glazed window to rear and pull switch.

### Bedroom 2 (10' 5" x 9' 11") or (3.18m x 3.03m)

With double glazed window to rear, radiator, telephone and TV point. Coved ceiling and pull switch.

### Bedroom 3 (14' 6" x 7' 7") or (4.42m x 2.30m)

With radiator, window to front, coved ceiling and strip light. Built in cupboard with shelves, hanging rail and radiator. Frosted window into shower room.

### Shower Room (5' 7" Max x 9' 10" Max) or (1.70m Max x 3.0m Max)

With low level WC, wash hand basin and part tiled walls. Shower cubicle with shower unit, part tiled and part respatex. Wall light, shaver point, radiator, pull switch and coved ceiling.

Storage cupboard with hanging rail, slatted shelved, radiator and hot water emersion switch.

### EXTERNALLY

With paved rear patio, hand rail, outside tap and external light.

### Garage

With up and over door. Concrete floor

### Viewing

By appointment with the Selling Agent.

### 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.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

C

### Directions

From our office continue down Rhosmaen Street and turn left into New Road where there property will be found on the left.

