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**Landeg
Rhosmaen
Llandeilo
Carmarthenshire SA19 6NP**

Price £305,000



- Detached Four Bedroom Property
- En-suite Facilities From Master Bedroom
- Off Road Parking
- Fine Views To Front
- Convenient Location
- Oil Central Heating
- EPC: E51



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 immaculately presented 4 bedroom detached house set in a convenient location on the outskirts of Llandeilo Town.

EPC Rating: E51

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Rhosmaen, Llandeilo, Carmarthenshire.

Property Description

Landeg is a spacious four bedroom detached home set within a mile of the historic market town of Llandeilo. The property has retained many original features with the benefit of a modern kitchen and stylish bathroom.

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 Llandeilo 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 Kitchen/ Breakfast room, Shower Room, Utility, Living Room, Lounge/ Dining Room on the ground floor and a Master Bedroom with ensuite shower room, three further Bedrooms and family bathroom at first floor. Externally there is a good sized lawned garden with Paved patio and graveled parking area.

Double Glazed Door:-

Kitchen / Breakfast Room (16' 5" Max x 15' 5") or (5.01m Max x 4.71m)

With tiled floor, radiator, exposed beam, down lights and two double glazed windows. Wall, base and drawer units, integrated dishwasher, part tiled walls, bowl and a half stainless steel sink with drainer and mixer tap. Logic 5 ring LPG Range cooker with extractor fan above, recess space with fridge freezer, coved ceiling, telephone point and TV point.

Shower Room (8' 0" x 3' 3") or (2.43m x 1.0m)

With low level WC, wash hand basin, double glazed window and shower enclosure with Triton electric shower. Exposed beam, tiled floor and part tiled walls, heated towel rail, down lights, pull switch and extractor fan.

Utility Room (7' 1" x 4' 10") or (2.16m x 1.48m)

With tiled floor, plumbing for washing machine, counter work surface and wall units. Grant boiler, strip light, heated towel rail and door to rear.

Living Room (15' 4" x 16' 4") or (4.67m x 4.97m)

Step down. White washed stone wall, decorative fireplace, coved ceiling, double glazed window to front with views and radiator. TV point, laminate flooring, under stairs storage and stairs to first floor.

Lounge/Dining Room (8' 4" x 16' 1") or (2.53m x 4.91m)

With white washed exposed stone wall with decorative open fire and beam. Radiator, coved ceiling, wall recess, double glazed window to front with views.

Rhosmaen, Llandeilo, Carmarthenshire.

Landing One

With open balustrade.

Master Bedroom (16' 2" x 9' 2") or (4.94m x 2.79m)

With radiator, double glazed window to front with views, recess for dressing area, radiator and TV point.

En Suite (3' 3" x 8' 8") or (1.00m x 2.63m)

Tiled floor, part tiled walls, sink with vanity cupboard below. Down light, low level WC, shower cubicle with water fall shower.

Bedroom 2 (12' 11" x 8' 10") or (3.93m x 2.68m)

With double glazed window to front with views, radiator, access to loft space.

Landing Two

With hand rail and sky light.

Bedroom 3 (15' 1" x 10' 11") or (4.61m x 3.33m)

With radiator, double glazed window and coved ceiling.

Bedroom 4 (7' 3" x 8' 10") or (2.20m x 2.70m)

With radiator, double glazed window to rear and coved ceiling.

Bathroom (9' 0" Max x 6' 3") or (2.75m Max x 1.90m)

With tiled floor and part timber panelled walls. Wash hand basin, mirrored wall mounted vanity, down lights radiator and towel warmer. Double glazed window to rear, freestanding claw bath with mixer tap and hand held attachment. Extractor fan.

EXTERNALLY

Side gravelled parking area.

Attractive gravelled fore court with low brick boundary wall and paved path to side and rear elevated gardens with patio area to enjoy the fine views.

Local Authority

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains drainage. Oil Central Heating.

Council Tax

D

Directions

From our office head down Rhosmaen Street passing the Co-op supermarket on the left and proceed to the roundabouts. Take the 2nd exit signposted Llandovery and proceed for approximately half a mile and the property is located on the left hand side.

