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Estate Agents & Auctioneers**  
12 Offices Across South Wales

## 7 North Bank Llandeilo Carmarthenshire SA19 6AP

Price **£195,000**



- Two Bedroom Mid Terrace Property
- Centrally Located In Llandeilo Town
- Gas Central Heating
- Roof Terrace and Home Office/ Hobby Room
- Planning Approval for an Extension for a Third Bedroom PL-03763
- With The Option Of Being Fully Furnished
- EPC: D62



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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](mailto:surveys@ctf-uk.com).

### General Description

Nestled down a quiet street in the centre of Llandeilo town is this charming traditional two bedroom mid terraced property.

### EPC Rating: D62

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**



## North Bank, Llandeilo, Carmarthenshire.

### Property Description

A mid terrace double fronted 2 bedroom house with the benefit of gas central heating, double glazing, garden area to rear, studio/workroom and roof balcony with fabulous views over the town.

The property is of traditional construction with rendered elevations under a slated roof and comprises Lounge/Dining Room, Kitchen, 2 Bedrooms, Bathroom, Studio Area and Roof Balcony.

The property is located within Llandeilo town centre convenient to all local amenities to include cafes, shops, offices and schools etc. and on a regular bus route to Carmarthen, Ammanford and Swansea.

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.

**UPVC double glazed door to**

### Lounge / Dining Area (15' 3" x 18' 4") or (4.66m x 5.58m)

With feature exposed stone wall and wall mounted electric fire. Stairs to first floor with open balustrade. Recess shelving, under stairs storage with shelving and light. Two double glazed windows to front and one to rear. TV and telephone point.

### Kitchen (8' 1" x 9' 1") or (2.46m x 2.78m)

With radiator, double glazed window to rear and double glazed door. Tiled floor, part tiled walls, base units with worktops. Freestanding cooker with extractor hood over. Plumbing for dishwasher, stainless steel sink, drainer and mixer tap. Shelving.

### Pantry (8' 0" x 4' 2") or (2.45m x 1.27m)

Shelving, plumbing for washing machine and appliance space with work top over. Worcester wall mounted gas boiler, pull switch and tiled floor.

### First Floor

Open balustrade, access to loft space, radiator, recess with built in shelves and storage cupboard with shelving. Double glazed door out onto balcony area.

### Bedroom 1 (10' 2" x 9' 10") or (3.09m x 3.00m)

With radiator, laminate flooring and double glazed window to front.

### Bedroom 2 (10' 2" x 9' 10") or (3.09m x 3.0m)

With radiator, built in cupboard with shelving and hanging rail. Telephone point and double glazed window to rear.

### Shower Room (5' 6" x 7' 1") or (1.67m x 2.15m)

With tiled floor and fully tiled walls, pedestal wash hand basin, low level WC and towel warmer. Pull switch, shower cubicle with mains shower, extractor fan and wall mounted mirrored vanity.

### EXTERNALLY

Enclosed rear garden with raised beds, seating area with artificial grass, mature shrubs and trees.

### Home Office/Studio (11' 1" x 8' 8") or (3.37m x 2.64m)

With radiator, TV point, tiled floor, two double glazed windows and double glazed door.

Store room 2.03 x 2.72 with radiator, wooden boarded floor, double glazed window, florescent strip light and cupboard with shelving.

W.C. Tiled floor, pedestal wash hand basin, wall light, tiled floor, radiator and extractor fan.

### Agents Note

We have been informed by the vendors that there is an approved planning application for an extension for a third bedroom. Planning Reference PL-03763.

### 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 drainage, mains gas

### Council Tax

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### Directions

From our office continue down Rhosmaen Street turning right into King Street, proceed up the one way system and at the T Junction turn left into Carmarthen Street where North Bank will be found on the right hand side.

