



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

**23 Maes Y Farchnad
Llandeilo
Carmarthenshire
SA19 6ND**

Price £165,000



- Mid Terrace Two Bedroom House
- Convenient Location in Llandeilo Town
- Communal Parking Area
- Enclosed Rear Garden
- Electric Heating & Double Glazing
- No Forward Chain
- EPC: D61

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 delightful two bedroom mid terrace house located centrally in Llandeilo town. The perfect property for someone looking to downsize, the first time buyer or investor.

EPC Rating: D61

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Maes Y Farchnad, Llandeilo, Carmarthenshire.

Property Description

A mid terrace two bedroom house with the benefit of electric heating and timber double glazing.

The accommodation briefly comprises; entrance porch, lounge/ diner, kitchen, first floor shower room and two double bedrooms. Externally is a shared communal parking to front and an enclosed low maintenance rear garden.

Maes Y Farchnad is located a short walk from the centre of Llandeilo town which offers a wide range of amenities including Primary Schools, shops and cafes. Secondary education is located at Ffairfach about 1 mile away.

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 walking distance 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.

Entrance Porch (3' 5" x 4' 3") or (1.04m x 1.30m)

With electric meter box and laminate floor.

Lounge/diner (18' 10" x 14' 6" Max) or (5.75m x 4.42m Max)

With laminate floor, double glazed window to front and rear, coved ceiling, timber fire surround with feature white electric fire. TV point, electric heater, telephone point, serving hatch and under stairs cupboard.

Kitchen (10' 2" x 9' 5") or (3.11m x 2.86m)

With a range of wall, drawer and base units. Stainless steel sink with drainer, Becko washing machine and white freestanding electric cooker. Electric heater, serving hatch, double glazed window, extractor fan and stable door to rear garden.

First Floor

to:

Landing

With open balustrade, double glazed window and electric heater. Access to loft space and airing cupboard with hot water cylinder and slatted shelves.

Bedroom (11' 3" x 9' 5") or (3.43m x 2.88m)

With double glazed window to front and electric heater.

Maes Y Farchnad, Llandeilo, Carmarthenshire.

Bedroom (9' 1" x 14' 6") or (2.77m x 4.43m)

With two double glazed windows and electric heater.

Shower Room (6' 6" x 7' 2") or (1.97m x 2.19m)

With double glazed window, wall light, radiator heater, wash hand basin with vanity unit below and low level WC. Walk in shower with Redring Selectronic electric shower, shower chair and part respatex walls. Extractor fan and heat store heater and pull switch.

EXTERNALLY

Small graveled front garden area with shared communal parking area.

Enclosed low maintenance graveled rear garden, raised borders with rose bushes and shrubs. Outside tap, light and pedestrian gate.

Broadband and Mobile phone

The broadband and mobile phone signal is deemed to be good in this location.

Local Authority

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

Viewing

By appointment with the selling Agent on 01558 823601.

Services

Mains electricity, mains water, mains drainage and electric heating

Tenure

Freehold

Council Tax

B

Directions

From our office head down Rhosmaen Street, passing LBS Home Centre on your left and take the first right into Blende Road. Take the next right into Maes Y Farchnad where the property can be found a little further on the right hand side.

