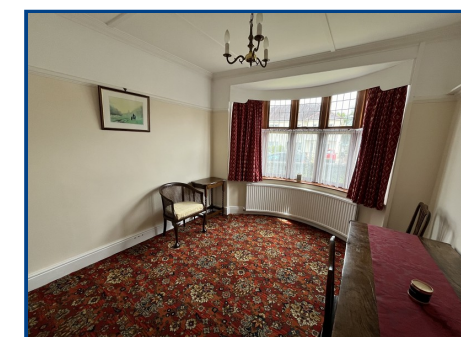




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**2 Diana Road
Llandeilo
Carmarthenshire SA19 6RR**

Price **£350,000**



- Desirable Cul- De-Sac Location
- Convenient To Llandeilo Town
- Generously Proportioned Garden
- Original Features
- Three Double Bedrooms
- Chain Free
- Double Glazing & Gas Central Heating
- EPC: Pending

General Description

A semi detached property located in one of the most desirable streets in Llandeilo with Dinefwr Park across the road. The property benefits from off road parking, three double bedrooms and a larger than average rear garden.

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.

Diana Road, Llandeilo, Carmarthenshire.

Property Description

A semi detached property boasting three double bedrooms, off road parking and retaining many of its original features to include the panelled doors, picture rails, coved and panelled ceilings.

Leisure amenities are available within walking distance to include Tennis Courts, playing fields, Penlan Park, Dinefwr Park with its historic castle, nature walks and wildlife reserve. The area is a well known tourist destination with popular attractions of Dynevor, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and the Botanical Gardens of Wales are all within a short drive away.

Llandeilo is centrally located for the M4, the county town of Carmarthen and approximately 1 hour drive by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

The accommodation comprises side entrance hall, lounge, dining room, kitchen, sun room and 3 double bedrooms, bathroom and separate wc at first floor.

The property has the benefit of gas central heating and double glazing. Externally there is a detached garage and store shed with enclosed front garden with front entrance driveway, and to the rear a large lawned area with fruit trees.

Side Entrance Door

Reception Hall

With parquet flooring, radiator, telephone point, double glazed window and stairs to first floor with open balustrade. Under stairs cupboard with double glazed window, coat hooks and light.

Living Room (10' 5" x 14' 2") or (3.17m x 4.33m)

Double glazed window to front, picture rail, panelled ceiling and coving. Marble fire surround, hearth with feature coal effect gas fire. TV point and radiator.

Dining Room (12' 4" Max x 10' 9") or (3.76m Max x 3.27m)

With double glazed bay window to front, radiator, picture rail, panelled ceiling and coving. Telephone point.

Kitchen (6' 9" x 16' 1") or (2.07m x 4.91m)

With a range of french oak base, drawer and wall units. Stainless steel sink and drainer. Tiled floor and part tiled walls. Space for dishwasher, AEG double oven, gas hob and built in cupboard with shelving. Strip light, Ideal standard gas boiler, TV point and two windows into sun room.

Hall area (5' 7" x 6' 4") or (1.69m x 1.93m)

Wall cupboards, radiator, window, tiled floor and walls.

Sun Room (8' 1" x 19' 10") or (2.47m x 6.05m)

With poly carbonate roof, double glazed windows and double glazed door into garden. Plumbing for washing machine, wall lights, power and shelving.

First Floor

With half landing, radiator and double glazed window.

Diana Road, Llandeilo, Carmarthenshire.

Landing

With open balustrade, access to loft space, picture rail and panelled ceiling.

Separate WC (2' 7" x 5' 9") or (0.78m x 1.74m)

With low level WC, tiled floor and part tiled walls. Double glazed window and radiator.

Bathroom (8' 11" x 5' 7") or (2.71m x 1.69m)

Heritage wash hand basin with vanity below, double glazed window, shaver point, pull switch and radiator. Panelled bath, Triton electric shower and part tiled walls. Built in cupboard with hot water cylinder, water tank and slatted shelves.

Bedroom (9' 8" x 12' 3") or (2.95m x 3.73m)

With double glazed window over looking rear garden, picture rail, radiator, telephone point, wooden boarded floor and shelving.

Bedroom (12' 2" x 10' 10") or (3.72m x 3.31m)

With double glazed window to front, radiator and picture rail.

Bedroom (12' 2" x 10' 10") or (3.72m x 3.31m)

With double glazed bay window to front, radiator and picture rail.

EXTERNALLY

Enclosed front garden with rose bushes and driveway.

Large rear garden with rose bushes, flower borders and fruit trees.
Timber shed

Detached Garage (14' 9" x 8' 2") or (4.49m x 2.48m)

Brick built with concrete floor, power, light, up and over door. Pedestrian door.
Outside WC to rear of garage with power and tap.
Separate store room.

Local Authority

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

Viewing

By appointment with the Selling Agents.

Broadband & Mobile Signal

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

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

D

Directions

From our office continue down Rhosmaen Street and turn left into New Road. Proceed along New Road into Carmarthen Road passing the Police Station on the left hand side and take the next right into Diana Road and the property will be found on the left hand side.

