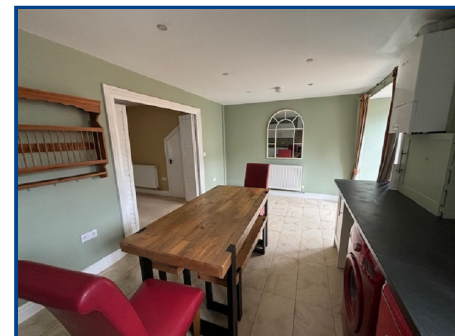
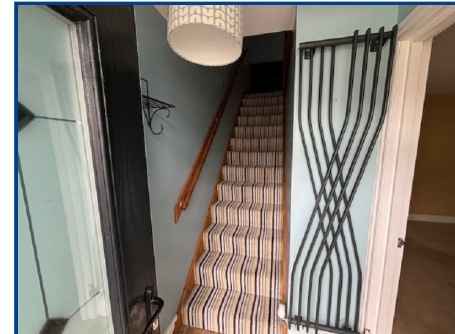




**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**Ty Glas**  
**21C New Road**  
**Llandeilo**  
**Carmarthenshire.**

**Price £850 Monthly**



- AVAILABLE TO RENT
- 3 BEDROOM MID TERRACE TOWN HOUSE
- ENSUITE SHOWER ROOM AND BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- REAR PATIO AND SUMMER HOUSE
- TOWN CENTRE LOCATION
- COUNCIL TAX BAND C
- MINIMUM TERM 6 MONTHS BOND £950.00
- HOLDING DEPOSIT £100.00

**General Description**

AVAILABLE TO RENT - A 3 bedroom town house with gas central heating and double glazing. Designated parking areas and low maintenance rear patio with summer house.

**EPC Rating: D55**

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

**Important notice**

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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).

Tel: **01558 823 601**

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

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



## 21C New Road, Llandeilo, Carmarthenshire.

### Property Description

This mid terrace house has rendered and painted elevations under a slated roof with the benefit of gas central heating and double glazing. The property affords well presented accommodation with attractive window blinds and includes a modern kitchen/dining room, lounge, 3 bedrooms, ensuite shower room and bathroom. Externally there is a paved patio area with summer house and car parking spaces to the rear.

Situated within Llandeilo town which offers a wide and varied range of amenities to include a bank, 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.

### Entrance Door

Double glazed door to:

#### Hall

With staircase to first floor, vertical wall radiator, tiled floor and coat hooks.

#### Lounge (14' 3" x 12' 4") or (4.35m x 3.76m)

With understairs cupboard, double glazed window with window shutters, down lights, radiator, TV point and wall mounted electric fire. Attractive slatted folding doors through to kitchen/dining room.

#### Kitchen/Dining Room (17' 6" x 10' 4") or (5.34m x 3.14m)

With a range of base and wall units with reclaimed slate work tops incorporating a sink with drainer and mixer tap, 4 ring gas hob, electric oven with hide and slide door and extractor hood above. Double glazed window, double glazed patio doors and down lights. Tiled floor, part tiled walls, Shelving and plate rack, plumbing for dish washer and washing machine. Wall mounted gas central heating boiler and radiator.

#### First Floor

Landing with radiator, down lights, stairs to second floor, open balustrading and double glazed window with window shutters.

## 21C New Road, Llandeilo, Carmarthenshire.

### Bathroom (6' 2" x 6' 10") or (1.88m x 2.09m)

With panelled bath with mixer tap, shower unit and shower screen, low level wc and vanity unit with wash hand basin and cupboards. Extractor fan, tiled walls and floor. Pull switch, heated towel rail and double glazed window.

### Bedroom 1 (10' 2" x 10' 10") or (3.10m x 3.31m)

With double glazed window, radiator and wash hand basin with splashback.

### Bedroom 2 (10' 11" x 12' 4") or (3.33m x 3.75m)

Radiator, double glazed window with window shutters and TV point.

#### Second Floor:

Landing

### Bedroom 3 (17' 5" Max x 12' 2") or (5.31m Max x 3.72m)

With 'A' frame beams, double glazed window and 3 eaves cupboards. Built in cupboard. Radiator and TV point.

### En-Suite Shower Room (7' 8" x 5' 5") or (2.33m x 1.64m)

With shower enclosure with shower unit, vanity unit with mixer tap and low level wc. Radiator, roof light, pull switch, down lights and extractor fan.

### EXTERNALLY

Low maintenance enclosed rear patio with pedestrian gate to rear.

Designated parking areas

Outside tap and light

### Summer House (6' 9" x 5' 1") or (2.06m x 1.55m)

With electric.

#### Local Authority

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

#### Viewing

By appointment with the Selling Agents.

#### Broadband and Mobile phone

There is Superfast Broadband coverage in the area and most mobile coverage

#### Services

Mains electricity, mains water, mains gas, mains drainage

#### Directions

From our office proceed down Rhosmaen Street and at the Square turn left into New Road. Continue up New Road and the property will be found on the left hand side.

