

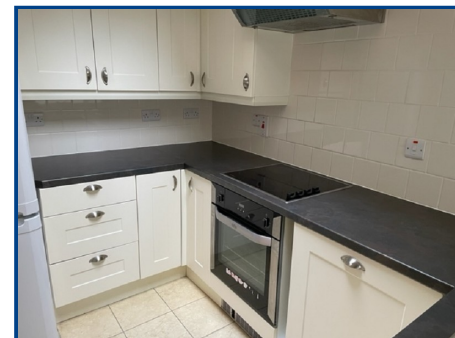


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

14 Offices Across South Wales

**26A Carmarthen Street
Llandeilo
Carmarthenshire
SA19 6AN**

Price **£139,950**



- Traditional Mid Terrace One Bedroom Cottage
- Electric Heating & Multi Fuel Wood Burner
- Patio Area & Store Shed To Front
- Double Glazing
- Small Enclosed Yard
- Quiet Convenient Town Location
- Ideal Property For The First Time Buyer Or Investor
- EPC: E47

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 attractive traditional cottage tucked away in Llandeilo town with the benefit of electric heating, multi fuel stove and partial double glazing. Ideal property for the first time buyer or investor!

EPC Rating: E47

Tel: **01558 823 601**

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Carmarthen Street, Llandeilo, Carmarthenshire.

Property Description

A one bedroom traditional cottage conveniently located in a quiet location within Llandeilo town. The cottage has been modernised but still retains many original features and has the benefit of electric heating, multi fuel wood burner, double glazing and a small patio area with shed.

The accommodation briefly comprises: lounge, kitchen, shower room, bedroom and attic/study room.

Lying in the heart of Llandeilo town, local amenities include a range of bespoke individual retail shops are within a short walk together with cafes, public houses, hotel, restaurants plus larger shop outlets.

Llandeilo and the surrounding area are popular destination to relocate to or holiday in with local attractions including the National Trust's Dinefwr castle and grounds, castles of Dryslwyn and Trap, Aberglasney house and gardens and the botanical gardens of Wales. The M4 extension at Crosshands is only about a 20 minute drive away putting the town in a very accessible location.

Entrance Door

To:

Lounge (13' 3" x 18' 4") or (4.05m x 5.59m)

With solid oak floor, feature fireplace with multi fuel wood burner on hearth, 2 fitted cupboards, electric radiator and TV point.

Inner Hall

Storage cupboard.

Kitchen (6' 9" x 8' 9") or (2.06m x 2.67m)

With range of base, drawer and wall units with work surfacing over, part tiled walls, tiled floor, dishwasher, electric oven and hob, extractor fan and double glazed window. Door to small yard area.

First Floor

Landing

Electric radiator and double glazed window.

Shower Room (5' 1" x 6' 1") or (1.55m x 1.86m)

With low level wc, towel rail, shower cubicle with Mira electric shower, sky light and spot lights.

Bedroom (12' 10" x 9' 2") or (3.90m x 2.80m)

With feature fireplace, double glazed window, solid oak floor and electric radiator.

Carmarthen Street, Llandeilo, Carmarthenshire.

Attic Room (9' 11" x 12' 1") or (3.03m x 3.68m)

Study (Restricted headroom) With sky light, exposed A frame ceiling, eave storage cupboard, double glazed window. Sky lights.

EXTERNALLY

Small enclosed paved patio area with store shed.

Broadband and Mobile phone

The broad band and mobile signal is deemed to be good in this locality.

Viewing

By appointment with the Agents on 01558 823601.

Services

Mains electricity, mains water, mains drainage.

Council Tax

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Directions

From our office continue down Rhosmaen Street and turn left into New Road. Proceed up New Road and turn left into Carmarthen Street and turn left again into North Bank, (opposite the chinese), where the property can be found just a little further on the right hand side.

