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Estate Agents & Auctioneers**
12 Offices Across South Wales



**Bryn Y Berllan
Rhosmaen
Llandeilo
Carmarthenshire SA19 6NP**

Price £249,500



- Three Double Bedrooms
- Two With Ensuite Facilities
- Rear Bedroom With Its Own Staircase, Dressing Room and Bathroom
- Original Features
- Convenient Location
- Off Road Parking for Two Cars
- EPC: E53



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 conveniently located semi detached house on the outskirts of Llandeilo town. The property boasts three double bedrooms, two with ensuite facilities. The rear bedroom having its own staircase, which would make it ideal for multi generational living.

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Property Description

A 3 bedroom house modernised and refurbished by the current owners providing a well presented family home.

The property is of traditional construction with rendered elevations under a slated roof and has the benefit of oil central heating and double glazing. It has been sympathetically modernised to provide spacious accommodation with many period features. Viewing is highly recommended. Conveniently located within a short distance of the town centre of Llandeilo which offers a wide range of amenities to include cafes, shops, offices, schools etc.

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 Llandeilo 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.

The accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, stairs to rear bedroom with ensuite bathroom, family bathroom, master bedroom with ensuite and a third double bedroom . Externally there is a patio area with lawned garden and store shed, to the front is a parking area and side gate to the rear garden.

Front door :-

Reception Hall

With quarry tiled floor, attractive cornice, radiator, meter box and stairs to first floor.

Living Room (22' 9" x 9' 5") or (6.94m x 2.87m)

With laminate floor, double glazed window to front with fitted shutters, double glazed window to rear and picture rail. Coving, radiator, alcoves with shelving, open fire with hearth with surround. TV point and telephone.

Dining Room (8' 8" x 9' 7") or (2.64m x 2.93m)

Quarry tiled floor, coving, double glazed window to side. Alcove with shelving and built in wine storage.

Kitchen (8' 0" x 13' 0") or (2.43m x 3.97m)

With tiled floor, drawer and base units with worktops over. Splash back, double glazed window to side, down light and alcove with shelving. Kenwood Range style electric cooker with induction hob and extractor hood above. Bowl and a half sink with mixer tap and drainer.

Utility Room (10' 5" x 9' 3") or (3.17m x 2.83m)

3.84 max. Step up into. Tiled floor, double glazed window to rear and double glazed door. Base units with work top over, stainless steel sink and mixer tap. Strip light, shelving, respatex splash back, plumbing for washing machine, appliance space, radiator and Worcester wall mounted boiler. Stairs to rear bedroom;

Rear Bedroom (12' 6" Max x 10' 5") or (3.81m Max x 3.17m)

Open balustrade. Double glazed window to rear, alcove storage with shelving.

Dressing Area (7' 9" x 4' 6") or (2.37m x 1.36m)

With double glazed sky light, two built in wardrobes and drawers. Beamed ceiling.

En-Suite Bathroom (7' 9" x 4' 11") or (2.37m x 1.50m)

With panelled bath, mixer tap and mains shower. Tiled floor, part tiled walls, extractor fan, towel warmer, pedestal wash hand basin with mixer tap. Low level WC, beamed ceiling, double glazed sky light, extractor fan and beamed ceiling.

First Floor

Landing

With open balustrade, radiator, double glazed sky light and coving.

Bathroom (9' 9" x 9' 9") or (2.97m x 2.96m)

With tiled floor, timber part panelled walls and double glazed window to side. Free standing roll top bath with hand held attachment and mixer tap. Low level WC, double vanity unit, down lights and access to loft space. Towel warmer and pull switch. Walk in linen cupboard with shelving.

Bedroom 2 (10' 9" x 9' 8") or (3.28m x 2.95m)

Coved ceiling, double glazed window to rear and radiator.

Master Bedroom (10' 2" x 11' 9") or (3.10m x 3.57m)

4.15 max. With radiator, coved ceiling TV point, two double glazed windows with fitted shutters. Pull switch, access to loft space, cupboard with shelving. Built wardrobe with shelving and hanging rail.

En-Suite Shower Room (7' 0" x 5' 3") or (2.13m x 1.60m)

Tiled floor, part timber panelled walls, walk in shower cubicle with sliding door and mains shower with hand held attachment. Wash hand basin with mixer tap and vanity below. Wall mounted towel warmer, low level WC, spot lights, pull switch and extractor fan.

EXTERNALLY

To the front there is off road parking for two cars.

Side pedestrian access. Out side tap and two outside lights. Steps leading up to patio area and lawned garden. Raised borders, shrubs and oil tank.

Store Shed (7' 9" x 9' 9") or (2.35m x 2.96m)

With shelving, work bench and light.

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 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 Agent

Services

Mains electricity, mains water, mains drainage. Oil Central Heating

Tenure

Freehold

Council Tax

E

Directions

From our office the property is located by taking the A40 towards Llandovery for just under a mile where the property will be found on the left hand side.

