

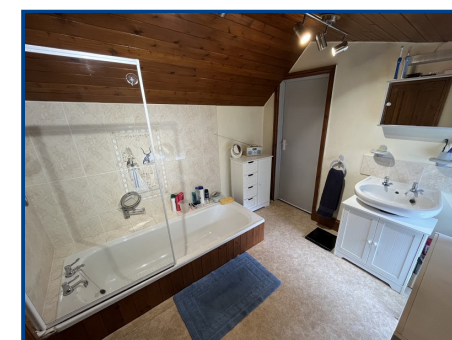
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**41 Heol Cennen
Ffairfach
Llandeilo
Carmarthenshire
SA19 6UL**

Price **£164,950**



- Three Bedroom End of Terrace House
- Off Road Parking For One Vehicle
- Gas Central Heating & Double Glazing
- Ideal Property For The First Buyer or Investor
- Convenient Village Location
- EPC: E51



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 three bedroom end terrace property with off road parking for one car, located in the convenient village of Ffairfach. An ideal property for the first time buyer or investor.

EPC Rating: E51

Tel: **01558 823 601**

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Heol Cennen, Ffairfach, Llandeilo, Carmarthenshire.

Property Description

A traditional three bedroom end of terrace property with the benefit of gas central heating and double glazing. The accommodation boasts entrance porch, lounge/ dining room, kitchen, utility room and cloakroom, 3 bedrooms, bathroom and storage room at first floor. Externally there is a rear lawned garden and off road parking for one car.

Situated in a convenient location in Ffairfach Village with its own Primary and Secondary Schools, place of worship, village store, butchers shop , 2 public houses and railway station. Llandeilo town is approximately one mile distant and offers a wide and varied range of amenities. Leisure amenities are available in Llandeilo town which 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 Dinefwr, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

Double Glazed Door:-

Entrance Vestibule (6' 9" x 3' 2") or (2.07m x 0.96m)

With quarry tiled floor and coved ceiling.

Lounge / Dining Area (20' 10" x 15' 9" Max) or (6.35m x 4.79m Max)

Stairs to first floor with open balustrade, TV point, double glazed window to front and back. Telephone point, exposed timber beam and attractive brick pillar. Two radiators, electric fireplace, coved ceiling, cornice and under stairs cupboard.

Kitchen (7' 5" x 8' 7") or (2.26m x 2.61m)

With tiled floor, part tiled walls, double glazed window, stainless steel sink with drainer and mixer tap. Space for oven and extractor fan above. Wall, base and drawer units, plumbing for dishwasher. Extractor fan and coved ceiling.

Utility (6' 6" x 5' 10") or (1.97m x 1.77m)

to 2.78 max.

Plumbing for washing machine, coved ceiling, shelving, electric heater and double glazed door.

W.C. (3' 3" x 2' 10") or (0.98m x 0.87m)

With low level WC, double glazed window and coved ceiling.

First Floor

Landing

With open balustrade, coved ceiling, telephone point and access to loft space.

Bathroom (8' 9" x 8' 5") or (2.67m x 2.56m)

With sunken panelled bath, part tiled walls, Triton electric shower, timber panelled ceiling and low level WC. Double glazed window, radiator, pedestal wash hand basin and wall mounted vanity unit.

Storage Room (8' 10" x 8' 2") or (2.70m x 2.48m)

Currently used as a store room but could make an ideal dressing room.

Double glazed window, electric heater and boarded floor.

Bedroom (9' 10" x 9' 3") or (3.0m x 2.82m)

With double glazed window to rear, radiator, coved ceiling and pull switch.

Airing cupboard with radiator, slatted shelves and wall mounted Worcester boiler.

Bedroom (11' 5" x 9' 4") or (3.48m x 2.84m)

With double glazed window to front, radiator, pull switch, coved ceiling and laminate floor.

Bedroom (8' 4" x 5' 11") or (2.55m x 1.80m)

With coved ceiling, double glazed window to front and radiator.

EXTERNALLY

Front forecourt with parking for one car and gate into rear garden.

To the rear there are steps to a lawned area with path to timber shed with light and power. Outside tap and light.

Viewing Arrangements

By Appointment With The Selling Agent.

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location. Please check with your provider.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

B

Directions

From our office proceed over the bridge to Ffairfach and continue through the square on the A483 to Ammanford, continue over the railway crossing and the property will be found on the left hand side.

