

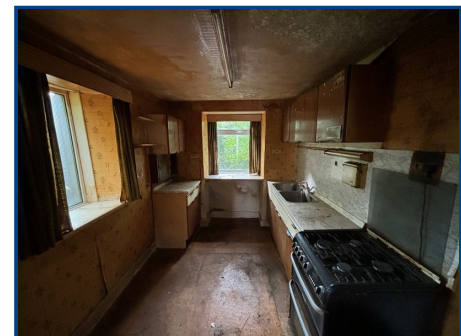


Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers

12 Offices Across South Wales

**8 Rhosmaen Street  
Llandeilo  
Carmarthenshire.**

**Price Guide: £75,000**



- End terrace 3 bed house
- In need of modernisation and update
- Double glazing
- Llandeilo town
- Rear garden
- Cellar Area
- EPC: Pending
- No Onward Chain

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

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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).

**General Description**

End of Terrace 3 Bedroom House in Need of Modernisation and Update.

Tel: **01558 823 601**

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

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

## Rhosmaen Street, Llandeilo, Carmarthenshire.

### Property Description

An end of terrace 3 bedroom house of traditional construction under a slated roof, ripe for modernisation and update.

Situated within Llandeilo town centre in a convenient location which offers a wide and varied range of amenities to include 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 town of Carmarthen and is about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

The area is well known tourist destination with popular attractions of Dindefwr, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

The accommodation comprises entrance hall, lounge, living room & kitchen on the ground floor and 3 bedrooms and bathroom at first floor. Cellar area comprising 2 rooms. Externally : Naturalised garden area and front gated forecourt garden.

The property does require complete modernisation and renovation. Please be aware that the staircase to the cellar is unsafe and that the vendor cannot confirm that any of the appliances left in the premises are in working order nor safe, this to include (but is not limited) to the heating system and gas fire in the front room.

### Double Glazed Door

to:

### Hall

Stairs to first floor and radiator.

### Lounge (13' 2" x 10' 11") or (4.02m x 3.34m)

(into bay). Fireplace, cupboards and shelves either side, radiator, TV point and double glazed window.

### Inner Hallway

Door and stairs down to cellar area.

### Living Room (11' 5" x 8' 8") or (3.48m x 2.65m)

Built in cupboards and shelves, radiator, double glazed window.

### Kitchen (10' 11" x 7' 10") or (3.32m x 2.40m)

Two double glazed windows, base and wall units, worktop cooker point and radiator.

### First Floor

Half Landing with roof light.

### Bathroom (11' 1" x 7' 9") or (3.38m x 2.35m)

With panelled bath, pedestal wash hand basin and low level wc. Access to roof space, double glazed window, plumbing for washing machine, radiator. Fitted cupboard with wall mounted boiler. Part tiled walls.

### Landing

Built in cupboard and access to roof space.

### Bedroom 1 (9' 7" x 9' 2") or (2.93m x 2.79m)

Radiator and double glazed window.

### Bedroom 2 (11' 8" x 9' 7") or (3.56m x 2.93m)

Double glazed window.

### Bedroom 3 (8' 3" x 6' 5") or (2.52m x 1.96m)

Radiator, double glazed window, access to roof space.

## Rhosmaen Street, Llandeilo, Carmarthenshire.

### Cellar

Timber staircase from hall (please be aware that this staircase is not safe)

### Store Room (13' 5" x 10' 3") or (4.10m x 3.13m)

### Store Room (14' 4" x 10' 6") or (4.36m x 3.21m)

### EXTERNALLY

Naturalised garden area to front.

Front forecourt garden

### Local Authority

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

### Agents Note

The property does require complete modernisation and renovation. Please be aware that the staircase to the cellar is unsafe.

No.6 has a pedestrian right of way over the path to the rear of the property.

### Viewing

By appointment with the Selling Agents.

### Broadband and Mobile phone

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

### Services

Mains electricity, mains water, mains drainage, mains gas

### Tenure

Freehold

### Council Tax

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### Directions

From our office continue down Rhosmaen Street passing the primary schools on the left hand side, continue past the petrol station and the property will be found on the left hand side.

