



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

**15 Heol Y Garreg Las
Llandeilo
Carmarthenshire.**

Price **£85,000**



- An Extended 3 Bedroom Semi Detached House
- Set Conveniently Within Llandeilo Town
- Off Road Parking To Front
- In Need of Total Renovation
- Gas Central Heating
- Ground Floor Shower Room And WC
- EPC: D60

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

Attention Investors! An extended 3 bedroom ex local authority property set in Llandeilo town. The property does require complete renovation but has great potential.

EPC Rating: D60

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Heol Y Garreg Las, Llandeilo, Carmarthenshire.

Property Description

A 3 bedroom semi detached house with the benefit of gas central heating and double glazing. Built of traditional construction under a slated roof, in need of complete update and modernisation throughout.

Situated in a convenient location in the town of Llandeilo within easy walking distance of all local amenities to include shops, offices and schools etc. Leisure amenities are available close at hand which include tennis courts, playing fields, Penlan Park, Dinefwr Park with its historic castle, nature walks and wildlife reserve. Llandeilo is located with good road links to Carmarthen, Swansea and Llanelli and the M4 Motorway junction at Pont Abraham.

The accommodation comprises entrance hall, lounge, dining room, kitchen, separate wc, shower room, 3 bedrooms and dressing room. Externally there is front paved area for off road parking and rear enclosed garden area.

Double Glazed Door:-

Hall area

With stairs to first floor, radiator, coving and double glazed window.

Living Room (13' 0" x 13' 10" Max) or (3.95m x 4.22m Max)

Telephone point, radiator, double glazed window to front, TV point, electric fire with hearth and timber surround. Cupboard with shelving, coved ceiling and shelving.

Dining Room (13' 1" Max x 11' 3") or (4.00m Max x 3.44m)

With radiator double glazed window and door to rear.

Ground floor W/C (5' 6" x 3' 7") or (1.67m x 1.09m)

Tiled walls, low level WC, pull switch and double glazed window.

Ground Floor Shower Room (5' 4" x 5' 6") or (1.63m x 1.68m)

Walk in shower enclosure with Heat Store electric shower, shower seat, radiator, pedestal wash hand basin and part tiled walls.

Inner Hall

With thermostat and alcove with shelving.

Kitchen (8' 10" x 13' 6") or (2.70m x 4.12m)

Radiator, double glazed window to rear, base units, plumbing for washing machine and wall lights.

Lean To (9' 1" x 3' 0") or (2.78m x 0.92m)

With poly carbonate roof, wooden door to front and under stairs storage.

Heol Y Garreg Las, Llandeilo, Carmarthenshire.

First Floor

Landing

With access to loft space.

Front Bedroom (9' 11" x 17' 3" Max) or (3.01m x 5.25m Max)

With two double glazed windows to front, Ideal wall mounted boiler, coved and panelled ceiling. Feature open fireplace, alcove with shelving, low level WC and pedestal wash hand basin.

Dressing Room (8' 2" x 8' 7") or (2.49m x 2.62m)

Double glazed window to rear, radiator, coved and panelled ceiling. Through into;

Bedroom 2 (13' 7" x 9' 0") or (4.14m x 2.74m)

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

Bedroom 3 (11' 3" x 8' 5") or (3.42m x 2.56m)

With radiator, alcove with shelving, coved and panelled ceiling. Double glazed window to rear.

EXTERNALLY

Front paved area with off road parking.

Side access with paved area and raised flower beds.

Rear garden with outside tap, light and patio area.

Local Authority

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

Broadband and Mobile phone

Broadband and mobile signal is deemed to be good in this location.

Viewing Arrangements

By Appointment With The Selling Agent

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

Directions

From our office continue down Rhosmaen Street passing there LBS Improvement Centre on the left hand side. Turn left into Heol Y Garreg Las and at the top of the road, turn left and the property is on the left hand side .

