

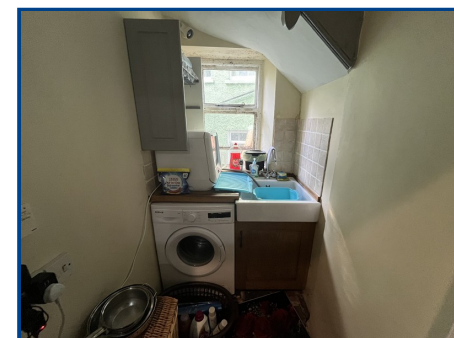
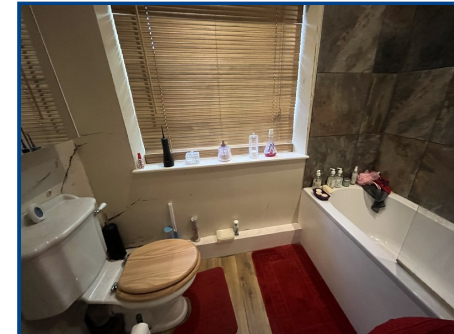


**4 Pantllyn Terrace
Llandybie
Ammanford
Carmarthenshire SA18 3JT**

Price **£139,950**



- Quaint Character Cottage
- Located In A Quiet Semi Rural Location
- Retaining Many Original Features
- Three Bedrooms
- Good Size Rear Garden With Views
- In Need of Some Update
- EPC: E43



EPC Rating: E43

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 of terrace cottage located in the peaceful hamlet of Pantllyn.

Pantllyn Terrace, Llandybie, Ammanford, Carmarthenshire.

Property Description

Situated in a lovely semi rural location in the small rural hamlet of Pantllyn with views over the surrounding countryside, this quaint terraced country cottage of traditional construction with stone elevation under a slated roof provides spacious accommodation with many character features including the timber latched doors and quarry tiled floors. To the rear of the property is an attractive garden area with store shed and greenhouse.

The hamlet is conveniently located to the village of Llandybie with its Primary School, places of worship and public house together with shopping facilities. The town of Llandeilo is approximately 5 miles away which offers a wide and varied range of amenities. The M4 Motorway at Pont Abraham is within easy commuting distance with good access through to Swansea and Llanelli and of course is the main route to the rest of the country.

The accommodation comprises kitchen/breakfast room, bathroom, utility and lounge on the ground floor and 3 bedrooms at first floor.

Door to:

Kitchen / Breakfast Room (11' 9" x 9' 5") or (3.59m x 2.87m)

With quarry tiled floor, window to front, wall and base units. Plate rack, down lights, part tiled walls, extractor fan and Stanley Rayburn.

Bathroom (5' 2" x 7' 7") or (1.58m x 2.31m)

With radiator, laminate floor, low level WC, pedestal wash hand basin and mirrored vanity cupboard. Wall light with shaver point, panelled bath with shower screen and mains shower. Down lights, extractor fan, part tiled walls and window to side.

Utility Room (5' 3" x 3' 10") or (1.60m x 1.18m)

Plumbing for washing machine, window to side, base unit, ceramic sink with mixer tap. Quarry tiled floor and part tiled floor.

Living Room (10' 10" x 15' 8" Max) or (3.30m x 4.78m Max)

Quarry tiled floor, alcoves with shelving and cupboards either side. Multi fuel burning stove with slate hearth and timber surround. Radiator, part timber panelled walls, TV point, door and double glazed window to rear. Stairs to first floor.

Pantllyn Terrace, Llandybie, Ammanford, Carmarthenshire.

Landing

With window to side and access to loft space.

Bedroom 1 (12' 6" x 11' 1") or (3.81m x 3.38m)

With window to rear with views over garden and beyond. Radiator, coved ceiling, cupboard with shelving and telephone point.

Bedroom 2 (8' 11" x 11' 5") or (2.71m x 3.49m)

With coved ceiling, window to front, radiator, airing cupboard with hot water cylinder and shelving. Wall light.

Bedroom 3 (7' 7" x 6' 6") or (2.31m x 1.99m)

With double glazed window to side, radiator and shelving.

EXTERNALLY

Oil tank and external boiler (we have been informed that the boiler is no longer working)
Raised paved patio area with views over the garden and beyond. Store shed and log store.
Concrete path and graveled area. Mature trees and bushes. Greenhouse.

Viewing Arrangements

By Appointment With The Selling Agents.

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 standard in this location.

Services

Mains electricity, mains water, mains drainage

Council Tax

B

Directions

From Llandeilo proceed over the bridge to Ffairfach. At the mini roundabout take the right onto the A476 Cross Hands Road. Proceed for approximately 3 miles and turn left signposted Milo. Proceed through the village and take the second right signposted Carmel. Pantllyn Terrace will be found on the right hand side.

