

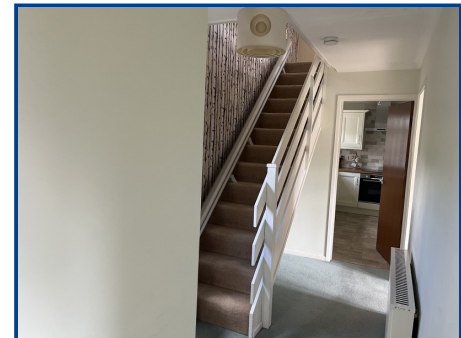
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**21 Lon Rhys
Llandeilo
Carmarthenshire SA19 6RW**

Price **£275,000**



- Detached 3 Bedroom House
- Attached Garage
- Electric Heating
- Double Glazing
- Quiet Convenient Location
- Lawned Garden to Front & Rear
- EPC: E44



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 detached 3 bedroom house with rendered and brick elevation under a tiled roof. It has the benefit of double glazing and electric heating.

EPC Rating: E44

Tel: **01558 823 601**

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Lon Rhys, Llandeilo, Carmarthenshire.

Property Description

A detached 3 bedroom house with rendered and brick elevations under a tiled roof. It has the benefit of double glazing and electric heating.

The property is situated in a convenient location on a popular residential development within a short distance of the centre of the town of Llandeilo which offers a wide and varied range of amenities to include banks, shops, offices and schools etc.

Llandeilo is situated in the Towy Valley and 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 walking distance to include Tennin Courts, playing fields, Penlan park, Dynevor Park with its Historic Castle, nature walks and wildlife reserve.

The area is 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 vestibule, Hall, Cloakroom, Lounge, Kitchen/Dining Room, Bathroom and 3 Bedrooms. Externally there is an attached garage with front forecourt garden, rear patio area with lawned area, greenhouse and outside tap.

Double Glazed Door

to:

Porch (4' 7" x 3' 5") or (1.40m x 1.05m)

With tiled floor, exposed brick walls, timber panelled ceiling, down light and coat hooks.

Entrance Hall

Coved ceiling, electric heater, double glazed window.

Cloakroom (6' 9" x 2' 11") or (2.07m x 0.88m)

Low level WC and wash hand basin. Double glazed window and fitted wall cupboard.

Lounge (11' 8" x 13' 5") or (3.56m x 4.09m)

Double glazed window to front, electric heater, TV point and coved ceiling.

Kitchen/Dining Room (18' 3" x 9' 4") or (5.56m x 2.85m)

With a range of wall, base and drawer units with fitted worktops, stainless single drainer sink unit with mixer tap and plumbing for washing machine. Integrated oven and induction hob with extractor hood above. 2 electric heaters, part tiled walls, coved ceiling, spot lights, appliance space and double glazed windows.

Rear Entrance Porch (3' 4" x 6' 1") or (1.01m x 1.85m)

With double glazed door, coat hooks and exposed brick.

First Floor

Stairs to first floor.

Landing

Double glazed window, access to roof space and coved ceiling. Fitted cupboard with shelving and Aquafficient instant hot water boiler.

Bathroom (6' 9" x 5' 7") or (2.07m x 1.69m)

With panelled bath with mixer tap and hand held attachment, low level wc, wall mounted wash hand basin with plinth below and shower enclosure with electric water fall shower unit. Extractor fan, shaver point, part respatex walls and electric towel rail. Double glazed window.

Bedroom 1 (8' 11" x 12' 0") or (2.73m x 3.65m)

Double glazed window to front, coved ceiling, electric heater and fitted cupboard with hanging rail and shelf.

Bedroom 2 (8' 11" x 11' 0") or (2.73m x 3.36m)

Double glazed window and electric heater.

Bedroom 3 (9' 0" x 8' 0") or (2.75m x 2.43m)

Electric heater, double glazed window and cupboard with shelving.

EXTERNALLY

Front forecourt garden area with off road parking.

Enclosed rear garden with patio, ornamental trees, bushes and shrubs.

Greenhouse, outside tap and outside light.

Garage (8' 7" x 18' 1") or (2.62m x 5.50m)

Electric up and over door, power and light. Double glazed window and concrete floor.

Timber Store Shed (4' 11" x 6' 11") or (1.50m x 2.11m)

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel No: 01267 234567

Broadband and Mobile phone

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

Viewing

By appointment with Selling Agents.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

D

Directions

From our office proceed down to the cross roads and turn left into New Road. Follow the road into Carmarthen Road passing the Police Station on the left. Proceed a short distance and turn right into Lon Rhys. Follow the road around to the left and the property can be found on the left hand side.

