

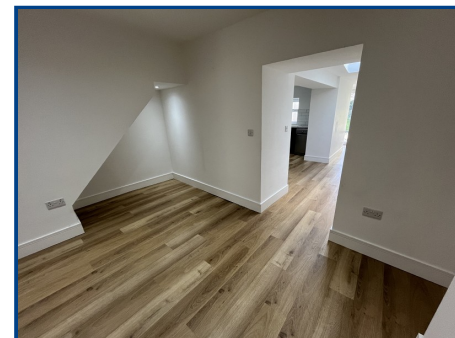


Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers

12 Offices Across South Wales

**62 New Road  
Llandeilo  
Carmarthenshire SA19 6DF**

Price **£195,000**



- Recently Renovated
- Stunning Two/ Three Bedroom Mid Terrace House
- Good Sized Enclosed Rear Garden Area
- Convenient Town Location
- Permit Parking Available
- Ideal Property For The First Time Buyer
- EPC: C76

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](mailto:surveys@ctf-uk.com).

**General Description**

A recently renovated two bedroom town house situated in Llandeilo town centre.

**EPC Rating: C76**

Tel: **01558 823 601**

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

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



## New Road, Llandeilo, Carmarthenshire.

### Property Description

An immaculate and stylish town house, tastefully renovated and modernised to a high standard, providing a comfortable family home with contemporary accommodation.

The accommodation comprises entrance hall, lounge, living room/dining room, kitchen, bathroom and 2 bedrooms.

Conveniently located within walking distance of the town centre which offers a wide and varied range of amenities to include cafes, shops, offices and schools etc. Llandeilo is situated 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 Tennis Courts, playing fields, Penlan Park, Dynevor Park with its Historic Castle, nature walks and wildlife reserve. The area is a 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.

### Double Glazed Door

#### Entrance Hall

With laminate floor, down lights, thermostat and stairs to first floor.

#### Front Room/ Ground Floor Bedroom (10' 0" x 9' 1") or (3.05m x 2.76m)

Radiator, double glazed window to front and telephone point.

#### Living/Dining Room (10' 3" x 12' 0") or (3.13m x 3.65m)

With radiator, laminate flooring, TV point and down lights. Power points with USB chargers.

#### Kitchen (11' 10" x 6' 6") or (3.61m x 1.97m)

Widening to 3.88.

With laminate floor, wall, base and drawer units. Integrated oven with induction hob and extractor hood over. Part tiled walls, double glazed window to rear, power points with USB charger. Plumbing for dishwasher, appliance space, bowl and half with drainer and mixer tap. Down lights and thermostat.

#### Rear Hall

With double glazed sky light, plumbing for washing machine, laminate floor and double glazed french doors to rear garden.

## New Road, Llandeilo, Carmarthenshire.

### First Floor

#### Landing

With open balustrade and access to loft space.

#### Bathroom (11' 11" x 6' 5") or (3.63m x 1.95m)

With down lights, radiator and double glazed window to side. Panelled bath with mixer tap and hand held attachment. Part tiled walls, low level WC, laminate floor, wash hand basin with soft close drawer below and mixer tap. Light up mirror with shaving point and extractor fan. Shower enclosure with waterfall shower head and hand held attachment, bi fold shower door and pull switch.

#### Bedroom (8' 0" x 10' 5") or (2.45m x 3.17m)

With radiator, double glazed window to rear and power point with USB charger.

#### Bedroom (13' 9" x 10' 4") or (4.20m x 3.15m)

With double glazed window to front, radiator, TV point, two power points with USB chargers. Storage cupboard housing Ideal Logic Gas combi boiler and slatted shelves.

### EXTERNALLY

To the front is a gated and railed forecourt area.

There is good sized enclosed rear garden with concrete patio and lawned area. Outside light and tap. Brick store shed with slated roof.

#### Broadband and Mobile phone

The broad band and mobile signal is deemed to be good in this locality.

#### Local Authority

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

#### Viewing

By Appointment With The Selling Agent.

#### Services

Mains electricity, mains water, mains drainage, mains gas

#### Tenure

Freehold

#### Directions

From our office continue down Rhosmaen Street and turn left into New Road. Proceed along New Road passing Crown Stores and the property will be found on the right hand side opposite the Launderette.

