

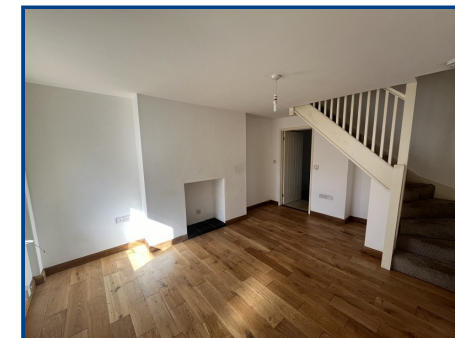


**4 North Bank
Llandeilo
Carmarthenshire SA19 6AP**

Price **£144,950**



- Two Bedroom Mid Terrace Property
- Central Llandeilo Location
- Off Road Parking for Two Cars, Patio Area & Store Shed
- Ideal Investment Opportunity
- Modern Kitchen & Bathroom
- EPC: Pending



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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 delightful two bedroom mid terraced house located in the centre of Llandeilo town with the benefit of off road parking for two cars. An ideal property for the first time buyer.

North Bank, Llandeilo, Carmarthenshire.

Property Description

A two bedroom mid terraced house in a convenient town centre location within walking distance of local amenities which include cafes, 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.

The Accommodation briefly comprises: Lounge, Kitchen, Bedroom, Two Bedrooms and Bathroom. The property benefits from double glazing and gas central heating. Externally there is a patio garden area, store shed and parking area for two cars.

Double Glazed Door:-

Living Room (12' 0" Max x 14' 5" Max) or (3.65m Max x 4.40m Max)

With radiator, TV and telephone point. Double glazed door and window to front. Stairs to first floor.

Kitchen / Breakfast Room (10' 2" x 11' 6") or (3.09m x 3.51m)

With wall, base and drawer units. Plumbing for washing machine, Hoover electric oven, Indesit induction hob with extractor hood over, stainless steel sink with drainer and mixer tap. Double glazed window and door to rear. Part tiled walls, Worcester wall mounted gas boiler, coat hooks, storage cupboard with shelving.

First Floor

Landing

Open balustrade and radiator.

North Bank, Llandeilo, Carmarthenshire.

Bedroom 1 (12' 1" Max x 11' 1") or (3.68m Max x 3.38m)

With radiator, double glazed window to front, access to loft space, storage cupboard with shelf.

Bathroom (7' 0" x 5' 1") or (2.13m x 1.55m)

With heated towel rail, pedestal wash hand basin, low level WC and panelled bath. Mains shower with waterfall shower head and hand held attachment. Double glazed window to rear, part tiled walls, part respatex, down lights and pull switch.

Bedroom 2 (10' 3" x 6' 0") or (3.13m x 1.82m)

With radiator, double glazed window to rear and access to loft space.

EXTERNALLY

Just up from the property on the opposite side of the road there is parking for two cars, a patio area and storage shed.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

A

Directions

From our office continue down Rhosmaen Street turning right into King Street, proceed up the one way system and at the T Junction turn left into Carmarthen Street where North Bank will be found on the right hand side.

