



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**

**12 Offices Across South Wales**

**Coach House Apartment  
4 The Mews  
New Road  
Llandeilo  
Carmarthenshire SA19 6DB**

**Price £129,950**



- Llandeilo Town
- 1 Bedroom Apartment
- Double Glazing
- Gas Central Heating
- Convenient Location
- Car Port
- EPC: Pending



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**

Situated in the centre of Llandeilo town in a private setting on this exclusive development. A 1 bedroom apartment with car parking, gas central heating and double glazing.

**Tel: 01558 823 601**

**Email: [llandeilo@ctf-uk.com](mailto:llandeilo@ctf-uk.com)**

**Web: [www.ctf-uk.com](http://www.ctf-uk.com)**



## 4 The Mews, New Road, Llandeilo, Carmarthenshire.

### Property Description

This 1 bedroom apartment occupies a private position on this small development of 5 properties with a communal entrance driveway to a designated car port.

The accommodation comprises hall, utility/separate wc, kitchen, lounge, bedroom and ensuite bathroom.

Situated within Llandeilo town centre in a convenient location which offers a wide and varied range of amenities to include 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.

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. The area is well known tourist destination with popular attractions of Dinefwr Castle, Carreg Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

Access via steps and open balustrade to:

### Entrance Porch

Light.

### Door to:

### Hall

Part tiled walls.

### Utility Room / W.C. (8' 4" x 4' 2") or (2.53m x 1.28m)

With stainless steel sink unit, plumbing for washing machine, wall mounted central heating boiler, double glazed window, coved ceiling and radiator. Sliding door to separate w.c. with vanity basin and coved ceiling.

Open plan living area comprising:

### Kitchen / Breakfast Room (14' 7" x 9' 9") or (4.45m x 2.96m)

With a range of wall, display, drawer and base units with fitted worktops, breakfast bar, wine rack and stainless steel sink unit with mixer tap. Electric oven and 4 ring electric hob with extractor hood above. Part tiled walls.

### Lounge (10' 10" x 6' 7") or (3.31m x 2.0m)

Radiator, 2 double glazed windows and coved ceiling.

### Bedroom (9' 8" x 8' 7") or (2.94m x 2.62m)

With radiator, double glazed window, Built in cupboard and wardrobe. Access to roof space, coved ceiling and radiator.

### En-Suite Bathroom (7' 5" x 4' 10") or (2.26m x 1.47m)

With low level wc, vanity unit with wash hand basin and mixer tap, panelled bath with mixer tap with shower attachment and folding shower screen. Part tiled walls and respatex walls. Radiator.

### EXTERNALLY

Designated Car Port with concrete patio slabs.

### Agents Note

We are informed this apartment pays for the communal lighting.

### Broadband and Mobile phone

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

### Local Authority

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

### Lease

999 Year Lease commencing April 1990

### Viewing

By appointment with the Selling Agents.

### Services

Mains electricity, mains water, mains gas and mains drainage.

### Tenure

Leasehold

### Council Tax

B

### Directions

From our office continue down Rhosmaen Street and turn left into New Road. The property can be found through the archway on the right hand side.

