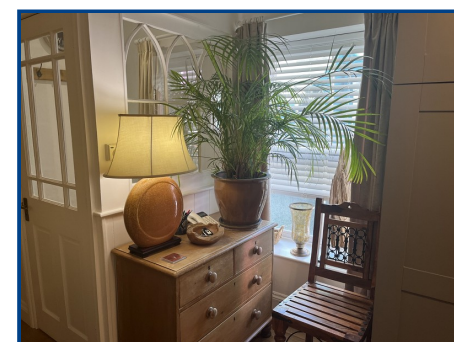


**Apartment 3, Penrhiw
15 Carmarthen Street
Llandeilo
Carmarthenshire
SA19 6AE**

Price **£159,950**



- Stunning Ground Floor Apartment
- Located In The Centre of Llandeilo Town
- Broad Appeal To Purchasers/Investors
- Flexible Open Plan Living Space
- Bespoke Fitted Kitchen
- Two Double Bedrooms
- Gas Central Heating
- Freehold
- EPC: D68

General Description

A superb flexible ground floor apartment set in an exclusive development within a period property in the conservation area of the charming town of Llandeilo. Fully refurbished in 2020 and conveniently situated with its own private access onto Carmarthen Street, this apartment provides a wonderful opportunity for those seeking an attractive lifestyle or investment in an easily managed property. Accommodation includes: Reception Hall, Open Plan Living Room. Fitted Kitchen / Dining Area. Two Double Bedrooms and Bathroom.

EPC Rating: D68

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.

15 Carmarthen Street, Llandeilo, Carmarthenshire.

Property Description

A superb flexible ground floor apartment set in an exclusive development within a period property in the conservation area of the charming town of Llandeilo. Fully refurbished in 2020 and conveniently situated with its own private access onto Carmarthen Street, this apartment provides a wonderful opportunity for those seeking an attractive lifestyle or investment in an easily managed property.

This cosy, light and airy apartment is located in the destination town of Llandeilo with its enviable range of independent shops, cafes, art galleries, hotels and restaurants. There are supermarkets, bakeries, a doctors surgery, dentists, gyms etc. Llandeilo was voted the best place to live in Wales in 2022 by the Sunday Times. It offers an excellent place to relocate to or holiday in with easy access to the M4. The National Trust Dinefwr Castle and Grounds, Aberglasney House and Gardens, Dryslwyn and Carreg Cennen Castles and The National Botanic Garden of Wales are all nearby. The Brecon Beacons National Park and the Pembrokeshire Coast are also easily reachable.

This quality apartment is ideal for a range of purchasers / investors i.e. those working from home, downsizers, retirement, first time buyers, lock up and leave etc. Currently utilised with two bedrooms, furniture could be reorganised to have a separate living room, dining room or office to suit individual needs.

Entrance Hall (4' 8" x 3' 8") or (1.42m x 1.12m)

Timber front door, attractive tiled floor, traditional coat hooks, down lighting and wooden curtain pole. Feature window and door through to:

Open Plan Living Area (20' 10" x 16' 11") or (6.35m x 5.16m)

Open plan living room with double glazed sash window, TV point, telephone point, fast fibre broadband, oak flooring, wooden curtain pole and radiator.

Kitchen / dining area with bespoke fitted base and wall units, feature shelving and panelling, and oak work surfaces. Ceramic sink unit with chrome mixer tap. Four ring electric hob, electric oven with grill and stainless steel extractor fan. Plumbing for washing machine and dishwasher. Fridge / freezer or larder cupboard, wall mounted unit housing Ariston combi gas boiler for hot water and central heating. Spotlights, hardwired smoke, heat and carbon monoxide detector, bright sash window, oak flooring, radiator and ample power points.

Bedroom 1 (10' 8" x 9' 8") or (3.26m x 2.95m)

With sash window, wooden curtain pole, radiator and oak flooring.

Bedroom 2 (10' 1" x 6' 11") or (3.07m x 2.11m)

With deep window sill, double glazed window, wooden curtain pole, radiator and oak flooring.

15 Carmarthen Street, Llandeilo, Carmarthenshire.

Bathroom (8' 8" x 5' 8") or (2.64m x 1.72m)

Panelled bath with shower above, glazed shower screen, tiled wall areas, low level WC, vanity unit with ceramic sink, storage cupboard and mixer tap, chrome towel rail radiator, outside vented extractor fan, ceramic tiled flooring.

EXTERNALLY

Side entrance porch with locked door to covered alleyway leading to recycling and refuse storage area at the rear.

Agents Note

We have been advised that this is a jointly owned freehold with the two privately owned flats above. There is a £50 service charge per month.

Local Authority

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

Viewing Arrangements

By Appointment with the Selling Agent.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

A

Directions

From our office continue down Rhosmaen street passing the Cawdor Hotel on the right, turn left into Carmarthen street and proceed to the top where the apartment will be found on the left hand side.

