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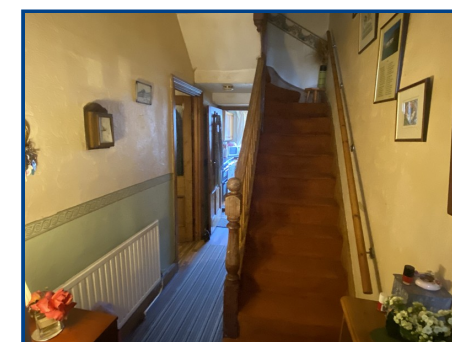
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**8 Greenfield Place
Llandeilo
Carmarthenshire. SA19 6DT**

Price **£210,000**



- Four Bedroom End of Terrace House
- Convenient Location In Llandeilo Town
- Three Reception Rooms
- Attractive Original Features
- In Need Of Some Update
- Garage To Rear
- EPC 35F



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

An exciting opportunity for those looking for a family home in the town centre of Llandeilo.

EPC Rating: F35

Tel: **01558 823 601**

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

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

Greenfield Place, Llandeilo, Carmarthenshire.

Property Description

A deceptively spacious 4 bedroom double fronted, end of terrace house and a detached single garage. It has the benefit of gas fired central heating, double glazing and rear garden.

Situated in a convenient quiet location within walking distance of the town centre which offers a wide and varied range of amenities which include shops, offices and schools etc. Leisure amenities are available within walking distance to include Tennis Courts, playing fields, Penlan Park, Dinefwr Park with its Historic Castle, nature walks and wildlife reserve.

Llandeilo is situated in the Towy Valley and is centrally located for the M4 Motorway, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

The area is a well known tourist destination with popular attractions of Dynevor, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and the Botanical Gardens of Wales are all within a short drive away.

The accommodation does require update and modernisation and briefly comprises hall, 3 reception rooms, kitchen, lean to, 4 first floor bedrooms and bathroom.

Double Glazed Door

Entrance Hall

With two radiators, coved ceiling and decorative cornice. Laminate floor, stairs to first floor and under stairs storage with shelving.

Living Room (22' 8" x 8' 8") or (6.90m x 2.65m)

Double glazed bay window to front, radiator, open fireplace with slate hearth and stone surround. Double glazed window to rear and TV point.

Dining Room (9' 5" x 10' 8") or (2.86m x 3.26m)

With parquet floor, double glazed bay window to front, coved ceiling, decorative cornice and radiator.

Snug (11' 5" x 6' 9") or (3.47m x 2.05m)

With laminate floor, double glazed window to rear, TV point, alcove shelving, radiator, dido rail and serving hatch.

Kitchen (9' 1" x 9' 9") or (2.76m x 2.96m)

Tiled floor, wall, base and drawer units. Plumbing for washing machine, appliance space and three double glazed windows. Bowl and a half sink unit with mixer tap and drainer. Down lights and wall mounted gas boiler.

Lean To (8' 8" x 6' 8") or (2.63m x 2.02m)

With poly carbonate roof, laminate flooring, double glazed window and door.

First Floor

Split stairs.

Greenfield Place, Llandeilo, Carmarthenshire.

Bedroom 1 (9' 5" x 9' 1") or (2.87m x 2.76m)

With double glazed window to rear and radiator.

Landing

With open balustrade and access to loft space.

Bathroom (8' 6" x 6' 8") or (2.60m x 2.04m)

With timber panelled bath, part tiled and part timber panelled walls. Pedestal wash hand basin, low level WC, radiator and Triton electric shower. Built in linen cupboard, double glazed window, extractor fan, wall mounted vanity unit and pull switch.

Bedroom 2 (9' 3" x 11' 3" Max) or (2.82m x 3.42m Max)

With double glazed window to front and radiator.

Bedroom 3 (12' 8" x 9' 3") or (3.87m x 2.82m)

Two double glazed window to front, radiator, built in wardrobes and pull switch.

Bedroom 4 (8' 11" x 11' 2") or (2.73m x 3.41m)

With double glazed window, radiator, TV point and coved ceiling.

EXTERNALLY

Enclosed walled front forecourt.

Rear garden with paved patio, lawned area with shrubs. Tiled pathway. Third party right of way through rear garden.

Garage (11' 9" x 16' 7") or (3.58m x 5.05m)

With up and over door, concrete floor, double glazed window and double glazed pedestrian door. Wall units, power and light.

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 Arrangements

Through appointment with the Selling Agent.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Directions

From our office continue down Rhosmaen Street and by CKs turn left into New Road. Proceed along this road and turn right just before Crown Stores into Greenfield Place. The property will be found half way up on the right hand side.

