

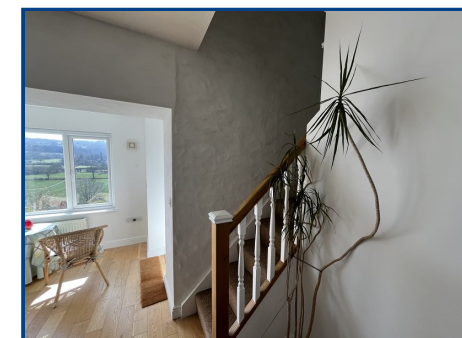
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**8 Church Street
Llandeilo
Carmarthenshire
SA19 6BH**

Price £189,950



- 3 Bedroom Terraced Home
- Completely Refurbished & Renovated
- Double Glazing and Gas Central Heating
- Convenient Sought After Town Centre Location
- Rear Garden and Gravelled Area
- Breathtaking Towy Valley Views
- EPC:C70



EPC Rating: C70

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

Important notice

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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

A 3 Bedroom terraced family home with gas central heating and double glazing.

Tel: 01558 823 601

Email: llandeilo@ctf-uk.com

Web: www.ctf-uk.com

Church Street, Llandeilo, Carmarthenshire.

Property Description

An ideal opportunity to acquire this 3 bedroom terraced home which has been refurbished and renovated. The property is of traditional construction under a slated roof with the benefit of gas central heating and double glazing throughout. Situated in this popular street within walking distance to all local amenities which include banks, shops, offices and schools.

Llandeilo is centrally located for the M4, the County town of Carmarthen and about 1 hour by car from Cardiff. 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.

The accommodation comprises, lounge, kitchen, bathroom and 3 bedrooms. Externally the property has a rear garden and gravelled area with fine views down to Ffairfach and beyond.

Entrance Door

Lounge (12' 8" x 12' 9") or (3.87m x 3.88m)

With double glazed window to front, radiator, natural stone fireplace with cast iron fire grate, spot lights, 2 TV points and oak flooring.

Kitchen / Breakfast Room (15' 5" x 12' 5") or (4.71m x 3.79m)

With a range of base and wall units, electric hob and oven, extractor fan and hood. Breakfast bar, bowl and half sink unit with mixer tap, tiled splash back, radiator, picture window with views, LED spot lights, store cupboard with ideal Imini gas boiler and plumbing for a washing machine and tumble dryer. Double glazed door to rear. Oak flooring.

Stairway To First Floor

Landing

Rustic rendered wall and access to roof space.

Bedroom 1 (6' 6" x 8' 9") or (1.97m x 2.67m)

With double glazed window and radiator.

Bedroom 2 (9' 2" x 6' 11") or (2.80m x 2.11m)

With double glazed window, radiator, exposed beam and TV point.

Church Street, Llandeilo, Carmarthenshire.

Bathroom (4' 10" x 8' 9") or (1.48m x 2.67m)

With low level WC, wash hand basin, panelled bath with mains power shower, towel radiator and spot lights. Fully tiled from floor to ceiling.

Bedroom 3 (13' 2" x 8' 10") or (4.02m x 2.69m)

With window to rear, radiator, exposed beam, TV point. Scenic rear views.

EXTERNALLY

Low maintenance garden with patio and gravelled area. Beautiful views over the Towy Valley and beyond. Pedestrian access to side.

Broadband and Mobile phone

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

Agents Note

Please note there is a third party right of way for neighbouring property.

Local Authorities

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

Viewing

By appointment only with the selling agents.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Directions

From our office continue down Rhosmaen Street, at the cross roads turn right into Crescent Road, follow the road around into Church Street where the property can be found on the left hand side.

