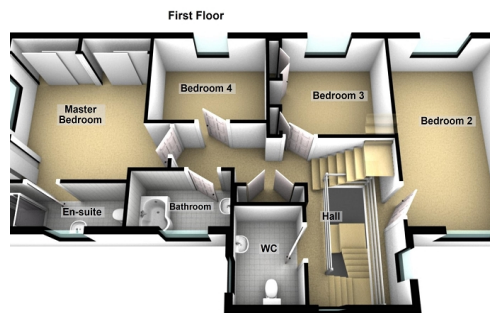
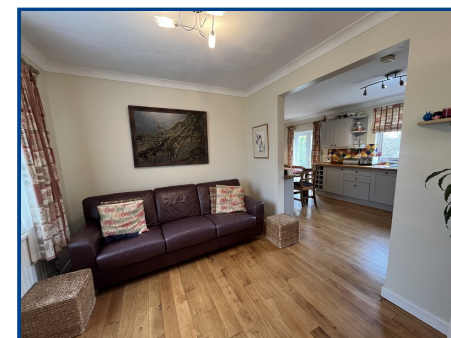
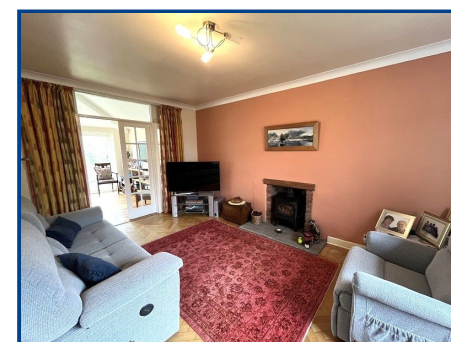
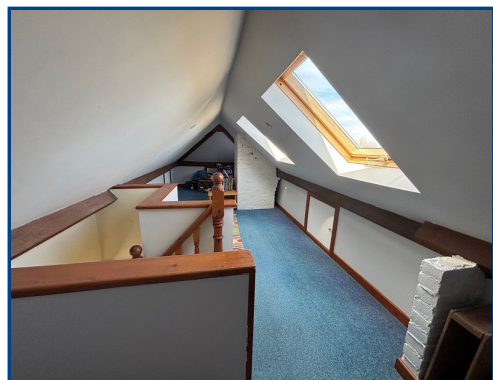
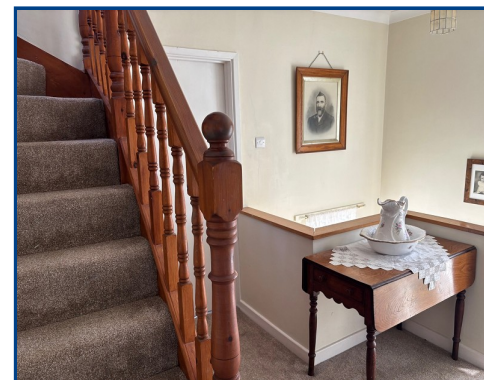
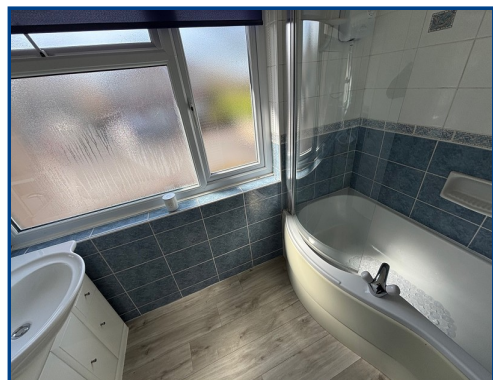




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**37 Diana Road
Llandeilo
Carmarthenshire
SA19 6RR**

Price £455,000



- Impressive Detached Property
- Located In One of Llandeilo's Most Desirable Streets
- Four Reception Rooms and Four Double Bedrooms
- Large Rear Garden
- Double Glazing
- Gas Central Heating
- Garage & Ample Parking Space
- EPC: D55

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

An impressive detached property located in one of the most desirable streets in Llandeilo with Dinefwr Park across the road. The property benefits from off road parking, four double bedrooms and a larger than average rear garden.

EPC Rating: D55

Tel: **01558 823 601**

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

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

Diana Road, Llandeilo, Carmarthenshire.

Property Description

A detached property boasting four reception rooms, four double bedrooms and a large rear garden. Located at the end of the sought after street of Diana Road.

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. 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.

Llandeilo is centrally located for the M4, the county town of Carmarthen and approximately 1 hour drive by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

The property has the benefit of gas central heating and double glazing. Externally there is a detached garage and store shed with front garden with off road parking and to the rear a large lawned area with patio areas and fruit trees.

Double Glazed Door

Entrance Porch

Tiled floor, under stairs cupboard with coat hooks and light.

Hallway

With parquet floor, coved ceiling, radiator and stairs to first floor.

Separate WC (4' 4" x 3' 4" Max) or (1.31m x 1.01m Max)

With tiled fully tiled walls and floor. Heated towel rail, low level WC, wash hand basin, double glazed window, extractor fan and pull switch.

Sitting Room / Dining Room (9' 1" x 10' 11") or (2.78m x 3.32m)

Double glazed window to front, coving, oak flooring, radiator.

L Shaped Living / Kitchen/ Dining Room

Kitchen (19' 5" x 9' 1") or (5.92m x 2.78m)

Double glazed window to front, double glazed patio doors, oak flooring, range of wall, base and drawer units with solid wood worktops. Views over rear garden, ceramic bowl and half with drainer and mixer tap. Part tiled walls, integrated dishwasher and integrated fridge. Five ring gas hob and electric range style oven with extractor hood over, coved ceiling, wine holder, built in shelving.

Utility Room (9' 8" x 7' 5") or (2.95m x 2.25m)

Part tiled walls, stainless steel sink, drainer with mixer tap, plumbing for washing machine, appliance space. Wall, base and drawer units, strip light, coving, double glazed window and double glazed door to side.

Office (10' 8" x 9' 11") or (3.25m x 3.02m)

Parquet flooring, coved ceiling, radiator, double glazed window, tiled fireplace with tiled hearth, alcove shelving.

Lounge (16' 6" x 10' 11") or (5.02m x 3.33m)

Parquet flooring, coved ceiling, log burner with tiled hearth, brick surround and timber mantle, double glazed window to front, two radiators, TV point.

Sun Room (21' 5" x 10' 8") or (6.53m x 3.24m)

Oak flooring, double glazed windows and patio doors, views over garden, wall lights, radiator, TV point, shelving, double glazed door to patio.

Stairs to first floor.

Landing

Coved ceiling, hand rail, two double glazed windows.

W.C. (5' 0" x 3' 2") or (1.53m x 0.96m)

Tiled walls, wash hand basin, heated towel rail, low level WC, double glazed window, extractor fan, coved ceiling.

Bedroom 1 (16' 5" x 10' 11") or (5.01m x 3.33m)

Two double glazed windows to the front and back, radiators, coved ceiling.

Bedroom 2 (10' 6" x 9' 11") or (3.21m x 3.03m)

Coved ceiling, double glazed window, to rear, radiator, built in wardrobes and shelving.

Inner Landing

Airing cupboard, double doors and slatted shelves, coved ceiling.

Bathroom (8' 2" x 5' 7") or (2.49m x 1.69m)

Tiled walls, coved ceiling, extractor fan, wash hand basin with vanity below, shaver point, panelled bath, shower screen with triton electric shower, double glazed window.

Bedroom 3 (10' 0" x 9' 2") or (3.04m x 2.80m)

Radiator, double glazed window to rear and coved ceiling.

Master Bedroom (13' 11" Max x 11' 9" Max) or (4.24m Max x 3.59m Max)

Down lights, coved ceiling, two built in wardrobes and one with mirrored sliding doors, radiator, double glazed window to side, roof hatch, built in cupboards and TV point.

En-Suite Shower Room (7' 7" x 3' 0") or (2.30m x 0.91m)

Fully tiled walls, low level WC, wash hand basin with cupboard below. Shower cubicle with bifold door, Triton electric shower, pull switch, extractor fan, double glazed window and coved ceiling.

Attic Room (25' 8" x 7' 9") or (7.82m x 2.37m)

Restricted head room. Down lights, two double glazed sky lights, exposed beams and eaves storage cupboards.

Garage (9' 5" x 16' 5") or (2.86m x 5.00m)

With up and over door, concrete floor, power and lights. Window to rear and shelving.

EXTERNALLY

Front garden with lawns, pedestrian pathways, two driveways and low brick walls. Pedestrian gated access to side.

Larger than average rear lawned garden. Paved balcony, patio area with brick bbq. Mature fruit trees, attractive flower borders, store shed. Outside light and tap.

Broadband and Mobile phone

The mobile and broadband signal is standard. Please check with your mobile provider.

Local Authority

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

Viewing Arrangements

By Appointment With The Selling Agent.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

F

Directions

From our office continue down to the Square and turn left into New Road. Continue into Carmarthen Road passing the Police Station on the left hand side and turn right into Diana Road where the property will be found at the bottom on the right hand side.

