



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

3 Stepney Road
Llandeilo
Carmarthenshire. SA19 6LA

Price **£262,500**



- 3 Bedroom Semi Detached House
- Balcony With Stunning Views
- Potential Annexe (Subject to Planning)
- Gas Central Heating
- In a quiet Street in Llandeilo Town
- Double Glazing
- EPC: D59



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

A 3 bedroom semi detached house standing in a convenient location in Llandeilo Town within walking distance to all local amenities. The property has fabulous views to the rear over the surrounding area.

EPC Rating: D59

Tel: **01558 823 601**

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

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

Stepney Road, Llandeilo, Carmarthenshire.

Property Description

A spacious period semi detached 3 bedroom house with basement area which would make an ideal annexe (subject to the necessary planning consent). The property has the benefit of double glazing and gas fired central heating.

The property has stunning views over the River Towy and surrounding countryside including the western hills of the Brecon Beacons and is within minutes walking distance of the Towy River and footpath along the river to the neighbouring publicly accessible woodland.

The property is located in a convenient and sought after location, again within easy walking distance to the centre of the popular and historical market town of Llandeilo. Llandeilo is centrally located for the M4, the County town of Carmarthen and about 1 hour by car to Cardiff.

The town itself offers a wide and varied range of amenities including shops, offices, doctors surgery, chemist, library and schools etc. Leisure amenities are available including tennis courts, parks and playing fields and both the property and the town are within walking distance of Dynevor Castle and park with its extensive nature walks and wildlife reserve and the adjoining National Trust property, Newton House. The area is a well known tourist destination with other popular attractions of Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and the Botanical Gardens of Wales all within a short driving distance.

The spacious accommodation briefly comprises: Entrance Hall, lounge, dining area, kitchen/ breakfast room with balcony area with views over the River Towy, basement with living area, utility, shower room and store, 3 first floor bedrooms and family bathroom.

Double Glazed Door:-

Entrance Hall

With stairs to first floor, radiator, coved ceiling, decorative cornice work and door down to basement area.

Lounge (11' 9" x 10' 6") or (3.57m x 3.20m)

With double glazed bay window to front, coved ceiling, feature fireplace with attractive tiles, decorative cornice work, radiator, TV and telephone point.

Dining Area (14' 3" x 9' 9") or (4.35m x 2.96m)

With double glazed windows to side, coved ceiling, radiator and built in shelving.

Kitchen / Breakfast Room (12' 4" x 15' 7") or (3.75m x 4.74m)

With a range of base, wall and drawer units with fitted worktops, 4 ring gas hob with extractor hood above, electric double oven, bowl and a half stainless steel sink unit with mixer tap. Tiled floor, fluorescent light, appliance space, radiator and tv point. Double glazed windows and double glazed patio doors opening onto a balcony area with views over the Towy Valley.

Balcony

Timber decking. Glazed balustrade.

Basement

Stairs down to a spacious basement area comprising:

Living Area (11' 8" x 15' 0" Max) or (3.56m x 4.58m Max)

Part wood panelling, pointed stone walls, radiator and wall units.

Shower Room

With low level WC, pedestal wash hand basin, vanity wall unit, shower enclosure with mira electric shower, double glazed window, shaver point, part tiled and pull switch.

Stepney Road, Llandeilo, Carmarthenshire.

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

Agents Note

We are informed that there is a third party right of way to the rear of the property.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

Directions

From our office, turn right after CKs into Alan Road and proceed down to the bottom turning into Stepney Road and the property will be on your left.

Utility Area (8' 10" x 10' 4") or (2.69m x 3.16m)

Sink unit, wall and base units with worktops. Plumbing for washing machine and dishwasher. Ideal wall mounted gas boiler, hot water tank, double glazed window and fluorescent strip light.

Store Room (11' 11" x 4' 9") or (3.63m x 1.44m)

Storage area with fluorescent strip light, double glazed window and wooden stable door.

First Floor

Staircase from hallway to:

Landing

With access to loft space, linen cupboard with shelving, open balustrade and dado rail.

Bedroom 1 (10' 7" x 8' 9") or (3.23m x 2.67m)

Radiator and double glazed window to rear with views.

Bedroom 2 (10' 1" x 9' 11") or (3.07m x 3.01m)

With radiator and double glazed window to rear with views.

Bedroom 3 (13' 5" x 9' 7") or (4.08m x 2.92m)

With radiator and double glazed window to front.

Bathroom (10' 1" x 5' 5") or (3.07m x 1.66m)

With low level WC, pedestal wash hand basin, panelled bath and separate shower enclosure. Part tiled, pull switch and dado rail. Double glazed window and radiator.

EXTERNALLY

Front forecourt area

Side entrance down to the rear garden with lawned area and vegetable patch.

Outside tap, paved patio and stairs up to balcony.

Broadband and Mobile phone

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

