

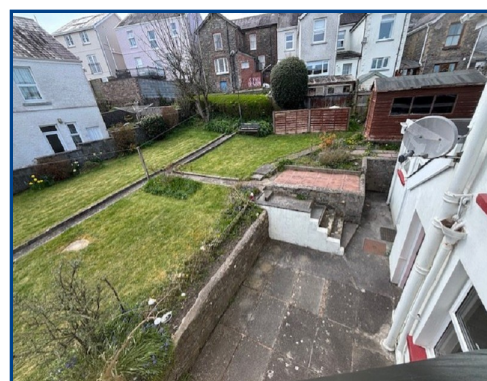
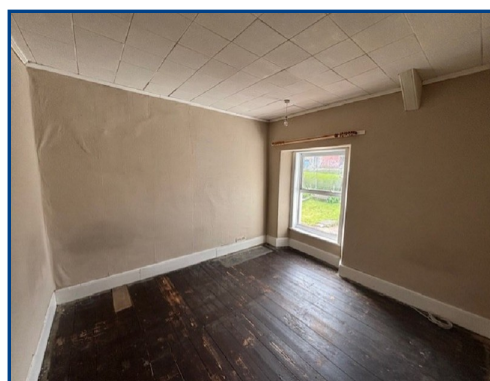
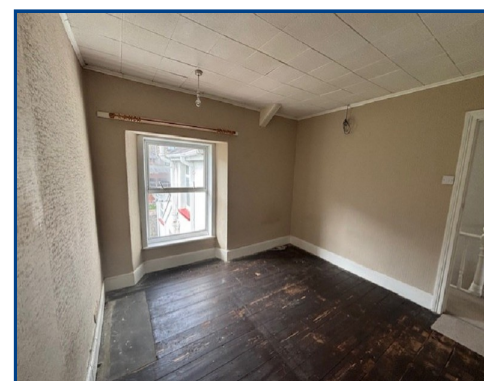
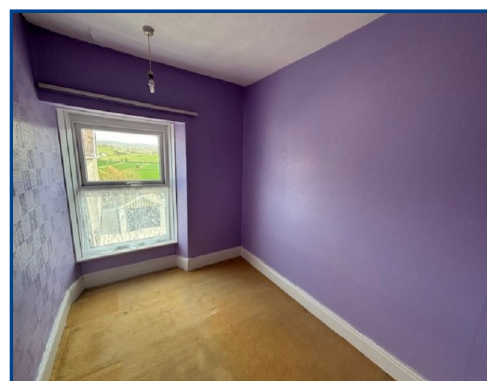
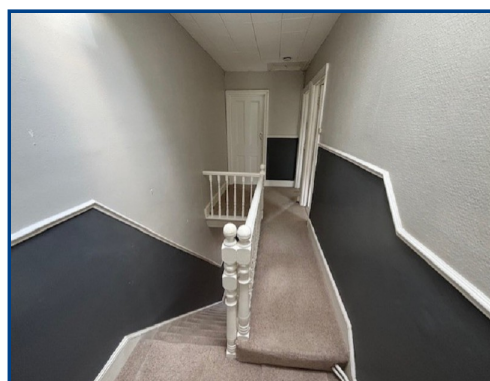
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**4 Stepney Road
Llandeilo
Carmarthenshire.**

Price **£264,950**



- NO ONWARD CHAIN!
- Spacious Semi Detached 3 Bedroom House
- Large Garden
- Stunning Views over the Towy Valley
- Double Glazing
- Gas Central Heating
- Convenient Yet Quiet Location
- EPC: D64



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

Unlock the potential of this semi-detached house situated in a quiet no through road, within walking distance of Llandeilo town centre.

EPC Rating: D64

Tel: **01558 823 601**

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

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

Stepney Road, Llandeilo, Carmarthenshire.

Property Description

A spacious semi detached house in need of modernisation and update. The property has the benefit of gas central heating and double glazing.

Conveniently located within walking distance of the town centre which offers a wide and varied range of amenities to include cafes, shops, offices and schools etc. Llandeilo is situated centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

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. Accommodation comprises entrance hall, lounge, sitting room, dining room, kitchen, cellar, 3 bedrooms and bathroom. The property benefits from gas central heating, UPVC double glazing and large side garden.

The accommodation comprises entrance hall, lounge, sitting room, dining room, kitchen, cellar, 3 bedrooms and bathroom. The property stands on a spacious plot with stunning far reaching views over the Towy Valley.

Entrance

Hardwood double glazed entrance door to:

Entrance Hall

With stairs to first floor, laminate floor, radiator, dado rail and cornice.

Lounge (15' 0" Max x 12' 0") or (4.57m Max x 3.66m)

With electric fire in feature surround, picture rail, radiator, textured ceiling, cornice and double glazed bay window to front.

Sitting Room (10' 0" x 10' 11") or (3.05m x 3.34m)

With laminate floor, radiator and double glazed window to rear.

Dining Room (9' 11" x 12' 3") or (3.02m x 3.74m)

With door to cellar, radiator and double glazed window and door to side.

Cellar (12' 3" x 3' 9") or (3.74m x 1.14m)

With power and light.

Inner Hallway (6' 8" x 3' 11") or (2.03m x 1.19m)

Kitchen (8' 10" x 9' 8") or (2.68m x 2.94m)

With a range of base and wall units, stainless steel single drainer sink unit with mixer tap, four ring electric hob with extractor over, built in double oven, plumbing for automatic washing machine, part tiled walls, radiator, store cupboard and double glazed window to side and rear. Door to side.

Stairs to first floor.

Landing

With access to roof space, roof light and dado rail.

Bedroom 1 (11' 11" x 9' 1") or (3.64m x 2.77m)

With radiator and double glazed window to front.

Bedroom 2 (10' 6" x 10' 2") or (3.21m x 3.09m)

With exposed floorboards, radiator and double glazed window to rear.

Bedroom 3 (8' 6" x 6' 8") or (2.58m x 2.02m)

With radiator and double glazed window to front.

Bathroom (9' 11" x 9' 6") or (3.01m x 2.90m)

With low level WC, pedestal wash hand basin and panelled bath with electric shower over. Built in cupboard with wall mounted new gas boiler providing domestic hot water and central heating. Access to roof space. Part tiled walls, radiator and double glazed window to side.

EXTERNALLY

With enclosed side garden with lawn, mature shrubs and trees, flower beds and timber shed.

Local Authority

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

Broadband and Mobile phone

Broadband and mobile signal is deemed good in this location. Please check with your provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

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 right.

