



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

Apartment 3
Y Berllan
Blende Road
Llandeilo
Carmarthenshire.

Price **£625 Monthly**



- AVAILABLE TO RENT
- 2 Bedroom 2nd Floor Self Contained Apartment
- Designated Off Road Parking
- Kitchen, Living Room & Bathroom
- Communal Garden
- Holding Deposit - £100.00
- Council Tax Band - A, EPC - D63
- Conveniently Located within Llandeilo Town
- Terms Min 6 Months Bond £725.00

General Description

Available to rent 2 bedroom town centre purpose built apartment with parking space, kitchen with utilities and electric heating.

EPC Rating: D63

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.

Tel: **01558 823 601**

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

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

Y Berllan, Blende Road, Llandeilo, Carmarthenshire.

Property Description

2 bedroom town centre purpose built apartment with parking space, kitchen with utilities and electric heating.

The centre of Llandeilo is only a short walk away with facilities of primary schooling, range of individual shops, pubs etc. Secondary education is in the nearby village of Ffairfach.

Briefly the accommodation comprises hallway, shower room, 2 bedrooms and kitchen - living room.

Entrance

Is found to the left of the building.

Proceed to the top (third floor)

Door to:

Hallway

With intercom system and laminate floor.

Shower Room (6' 6" x 5' 10") or (1.99m x 1.79m)

With shower in tiled and glazed cubicle, low level WC and wash hand basin in unit. Heated towel rail, wall mirror with spot lighting over, extractor fan, tiled floor and fully tiled walls. Airing cupboard with cylinder.

Bedroom (11' 1" x 7' 11") or (3.39m x 2.42m)

With laminate flooring, electric heater and skylight.

Bedroom (11' 4" x 11' 5") or (3.45m x 3.48m)

With laminate flooring, electric radiator, double glazed sliding door to juliette balcony.

comprising:

Y Berllan, Blende Road, Llandeilo, Carmarthenshire.

Kitchen (11' 1" x 4' 11") or (3.39m x 1.50m)

With base and drawer unit with work surfacing over and wall unit. A bowl and a half sink unit with mixer tap, fridge - freezer, automatic washing machine, electric double oven with ceramic 4 ring hob and extractor fan. Skylights.

Living Room (15' 11" Max x 11' 4") or (4.84m Max x 3.45m)

With laminate flooring, electric radiator, electric wall heater, wall lights, spot lights and double glazed door to juliette balcony.

EXTERNALLY

Parking space one vehicle to front.

Communal garden area to rear.

Services

Mains water, electricity & drainage. Electric heating.

Local Authority

Carmarthenshire County Council, 3 Spilman St, Carmarthen. Tel; 01267 234567

Broadband and Mobile phone

The broadband and mobile signal is deemed good in this location.

Viewing

By appointment with letting agents on 01558 823601.

Services

Mains electricity, mains water, mains drainage

Directions

Proceed from Rhosmaen Street eastwards, passing CKs supermarket on the right. Turn right into Blende road and the flats are found towards the bottom of the road on the left.

