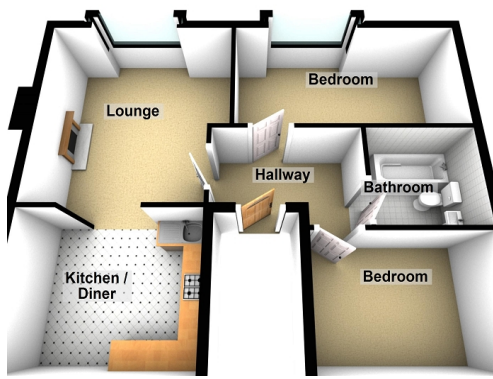




**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

**Apartment 5
Llysmorfa
George Street
Llandeilo
Carmarthenshire.**

Price **£159,999**



- Spacious 2 Bedroom First Floor Apartment
- Designated Parking
- Sought After Location within the Town
- Modern, light and airy accommodation
- Town Centre Location
- Gas Central Heating
- Scenic Views over the town
- EPC: C71
- No Onward Chain

General Description

A 2 bedroom first floor apartment situated in a prestigious period property with scenic views above the town's roof tops and beyond.

EPC Rating: C71

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**

Llysmorfa, George Street, Llandeilo, Carmarthenshire.

Property Description

A 2 bedroom first floor apartment in an exclusive development known as Llysmorfa, set in a conservation area, the property has managed to retain many character features.

The traditional Victorian building contains this renovated apartment which includes original character features plus high ceilings and large sash windows providing spacious tastefully modernised and airy accommodation.

The accommodation briefly comprises hall, kitchen/diner, lounge, 2 bedrooms and bathroom. The property benefits from gas fired central heating, intercom system and a designated parking space to the rear.

Situated within Llandeilo town centre in a convenient location which offers a wide and varied range of amenities to include shops, offices and schools etc. 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.

Llandeilo is situated in the Towy Valley and is centrally located for the M4, the County town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. The area is well known tourist destination with popular attractions of Dinefwr, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

The apartment is Leasehold. Maintenance fees will apply.

Access to the apartment is via a private courtyard to:

Entrance Door

Double doors into entrance hall area. Stairs to first floor landing and door to apartment.

Hall

Radiator, telephone intercom, coat hooks and fuse box.

Lounge (18' 4" x 19' 2") or (5.60m x 5.83m)

(into bay) 2 radiators, large bay window to front with scenic views, feature cast iron fireplace with timber surround, telephone point and TV point. Built in shelving and boarded floor.

Kitchen/ dining room (13' 1" x 15' 1") or (3.99m x 4.59m)

With range of wall, base and drawer units with work surfacing over, bowl and a half sink unit with mixer tap, plumbing for washing machine. 4 ring gas hob with stainless steel extractor above, electric oven, laminate floor, 2 built in store cupboards with shelving, louvre doors and radiator. Feature cast iron fireplace with timber surround, part tiled walls, extractor fan, laminate floor, Worcester gas boiler for running domestic hot water and central heating.

Bedroom 1 (13' 4" Max x 12' 6") or (4.07m Max x 3.82m)

Into front bay window, radiator, feature cast iron fireplace with timber surround and boarded floor.

Bedroom 2 (9' 9" x 9' 0") or (2.97m x 2.75m)

With window to rear, feature fireplace with timber surround, radiator and boarded floor.

Bathroom (8' 4" x 6' 3") or (2.53m x 1.91m)

With laminate floor, low level wc, pedestal wash hand basin, roll top bath with claw feet and mixer shower tap, vanity light and shaver point, radiator and extractor fan.

Llysmorfa, George Street, Llandeilo, Carmarthenshire.

EXTERNALLY

Designated parking space.

Local Authority

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

Agents Note

The property is Leasehold and maintenance fees will apply.

Approx £840.00 per annum.

Broadband and Mobile phone

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

Viewing

Strictly by appointment with selling agent on 01558 823601.

Services

Mains electricity, mains water, mains drainage, mains gas.

Tenure

Leasehold

Council Tax

C

Directions

From our office head down Rhosmaen Street and turn right into King Street. Proceed up and around the corner where Llysmorfa entrance can be found on your left hand side, proceed into the courtyard where Apartment 5 can be found on your right hand side.

