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15 Heol Y Garreg Las Llandeilo Carmarthenshire SA19 6EB

Price **£195,000**



- Fully Modernised 3 Bedroom House
- Stylish Kitchen and Bathroom
- Off Road Parking To Front
- Double Glazing
- Gas Central Heating
- Quiet, Well- Regarded Residential Area
- Extensive Rear Garden And Spacious Side Patio Area
- EPC: D60

General Description

15 Heol Y Garreg Las, offers stylish, contemporary living in a fully renovated three bedroom home. Finished to a high standard throughout, this property features a spacious side patio ideal for entertaining, along with a beautiful winding rear garden. Perfectly suited for modern family life or those seeking a ready -to -move into home in a convenient location. VIEWING HIGHLY RECOMMENDED.

EPC Rating: D60

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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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.

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Heol Y Garreg Las, Llandeilo, Carmarthenshire.

Property Description

A beautifully renovated 3 bedroom home offering contemporary comfort and style in a quiet residential setting. Fully modernised throughout, this property boasts a bright open plan kitchen/ dining room with a sleek kitchen, ready for immediate occupation.

Off road parking to the front and a large side patio sitting area. At the rear, a large garden unfolds with a winding layout- ideal for relaxing, entertaining, or family life - offering space rarely found in properties of this type.

Located within walking distance of Llandeilo town centre, close to local shops, schools, cafes and regular bus service. Llandeilo is centrally located for the M4, the County town of Carmarthen and about 1 hour by car from Cardiff. 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.

This exceptional opportunity to own a thoughtfully upgraded home with generous outdoor space in a well-connected part of Carmarthenshire.

Double Glazed Door:-

Hall

With stairs to first floor, vinyl flooring, radiator and double glazed window.

Lounge (12' 11" x 13' 9") or (3.93m x 4.19m)

With double glazed window to front and radiator.

Kitchen/ dining room (17' 2" Max x 13' 1" Max) or (5.24m Max x 4.0m Max)

narrowing to 2.41. With two radiators, two double glazed windows, range of wall, base and drawer units with wood effect work surface over. LVT effect flooring, 5 ring gas hob, electric oven with stainless steel extractor hood over. Stainless steel bowl and a half sink unit with mixer tap and drainer. Plumbing for dishwasher and down lights.

Utility / Under Stairs Storage

With plumbing for washing machine, power and light.

Cloakroom (3' 7" x 5' 6") or (1.09m x 1.68m)

With low level WC, wash hand basin, double glazed window, radiators, part tiled wall and vinyl flooring.

Rear Hall (2' 10" x 4' 8") or (0.86m x 1.42m)

With double glazed door and vinyl flooring.

First Floor

Landing

With open balustrade and access to loft space.

Heol Y Garreg Las, Llandeilo, Carmarthenshire.

Bathroom (6' 10" x 6' 8") or (2.08m x 2.03m)

With vinyl flooring, part tiled walls, heated towel rail, wash hand basin and low level WC. Panelled bath, mixer tap, rainfall shower head with hand held attachment. Double glazed window, extractor fan and light up mirror. Built-in cupboard housing the wall mounted Ideal combi gas boiler.

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

With double glazed window and radiator.

Bedroom 2 (8' 5" x 11' 3") or (2.56m x 3.43m)

With radiator and double glazed window.

Bedroom 3 (8' 2" x 8' 5") or (2.49m x 2.57m)

With double glazed window and radiator.

EXTERNALLY

Gated front entrance to a gravelled parking area with outside light.

Spacious side concrete patio and gravelled area with raised flower borders.

Further large winding rear garden area with mature trees, fruit tree and shrubs. Outside tap and light.

Local Authority

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

Broadband and Mobile phone

Broadband and mobile signal is deemed to be good in this location.

Viewing

By Appointment With The Selling Agent

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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Directions

From our office continue down Rhosmaen Street passing there LBS Improvement Centre on the left hand side. Turn left into Heol Y Garreg Las and at the top of the road, turn left and the property is on the left hand side .

