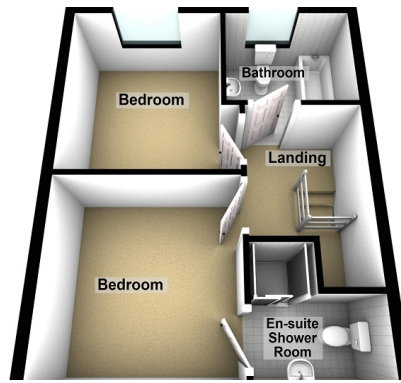
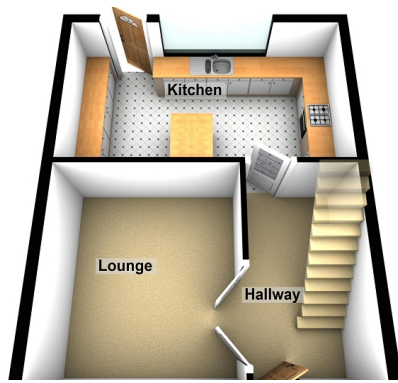




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**21F New Road
Llandeilo
Carmarthenshire
SA19 6DD**

Price £189,950



- Two Spacious Bedrooms, one with ensuite facilities
- New Double Glazed Windows and Doors Fitted January 2024
- Modern Fitted Kitchen
- Low Maintenance Rear Garden
- Electric Vehicle Charging Point
- Located in Llandeilo Town
- EPC: C70



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

Welcome to this beautifully presented two bedroom mid-terrace home, ideally situated in a popular and convenient location just a short stroll from the centre of Llandeilo Town. Arrange your viewing today!

EPC Rating: C70

Tel: 01558 823 601

Email: llandeilo@ctf-uk.com

Web: www.ctf-uk.com

New Road, Llandeilo, Carmarthenshire.

Property Description

This beautifully updated two bedroom mid- terrace home offers stylish and low maintainance living right in the heart of the vibrant market town of Llandeilo.

Recently modernised, this well presented property boasts a range of attractive features, making it ideal for first time buyers, down sizers, or investors. The home welcomes you with a smart front entrance, while inside you'll find a newly fitted kitchen perfect for modern living. The paved rear garden provides a private outdoor retreat with minimal upkeep, ideal for relaxing or entertaining.

With tasteful upgrades throughout and a prime town location, 21F New Road is ready for you to move straight in.

The accommodation comprises: Hall, lounge, kitchen/ breakfast room, landing and 2 first floor bedrooms one with ensuite shower room and family bathroom.

Double Glazed Door:-
to:

Hall

With open balustrade staircase to first floor. Under stairs cupboard, laminate floor, down lights and radiator.

Lounge (12' 11" x 10' 8") or (3.94m x 3.24m)

With laminate floor, radiator, down lights and double glazed window with shutters.

Kitchen/Breakfast Room (17' 2" x 9' 7") or (5.23m x 2.92m)

With a range of soft close wall, base and drawer units with fitted walnut effect worktops, stainless steel bowl and a half sink unit with instant hot water mixer tap. Island unit with storage. Cupboard housing wall mounted combi gas boiler. Four ring gas hob with extractor hood above and electric oven. Tiled floor, double glazed window and door to rear. Radiator, down lights and Integrated dish washer, fridge, integrated washing machine and freezer.

First Floor

Landing with access to roof space and sky light.

Bedroom 1 (11' 2" x 10' 8") or (3.41m x 3.25m)

Laminate floor, radiator and double glazed window with shutters.

New Road, Llandeilo, Carmarthenshire.

En-Suite Shower Room (6' 2" x 2' 10") or (1.89m x 0.87m)

With built in tiled shower enclosure with glazed door, low level WC and pedestal wash hand basin. Radiator, down lights and double glazed window.

Bedroom 2 (9' 2" x 11' 6") or (2.79m x 3.51m)

Laminate floor, radiator and double glazed window to rear.

Bathroom (7' 6" x 7' 9") or (2.28m x 2.36m)

With pedestal wash hand basin, low level WC and panelled bath with mixer tap and shower unit. Double glazed window, extractor fan, tiled floor and part tiled walls.

EXTERNALLY

To the front of the property is ample parking for two vehicles and front patio area. Outside light and car charging point.

To the rear of the property is a patio area with an outside light and outside tap. Elevated naturalised garden area.

Agents Note

We note that there is Japanese Knotweed present on the elevated garden area to the rear of the property. The vendor has put a management program in place.

Local Authority

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

Viewing

By appointment with the Selling Agents.

Broadband and Mobile phone

The broadband and mobile signal is deemed as good in this area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

Directions

From our office head down Rhosmaen Street to the Cross Roads. Turn left into New Road and just after the Zebra Crossing the property can be found under the arch to the rear.

