



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

**34 Rhosmaen Street
Llandeilo
Carmarthenshire
SA19 6HD**

Price £175,000



- Two spacious double bedrooms
- Cosy living accommodation full of character
- Beautiful beamed ceilings and rustic stone fireplaces
- Enclosed rear garden
- Off road parking for two vehicles
- Prime central location
- Gas Central Heating and Double Glazing
- EPC: D62



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.

General Description

Step into the warmth and character of this delightful two bedroom mid terraced cottage, ideally located in the vibrant centre of Llandeilo- one of West Wales' most desirable market towns.

EPC Rating: D62

Tel: 01558 823 601

Email: llandeilo@ctf-uk.com

Web: www.ctf-uk.com

Property Description

Nestled in the picturesque market town of Llandeilo, this delightful two bedroom mid-terraced cottage offers an opportunity to own a characterful home in a highly sought after location. Ideally situated in Rhosmaen Street, right in the heart of town, this charming property blends traditional features with modern convenience, perfect for first time buyers, investors or those seeking a weekend retreat.

This beautifully presented home blends historic charm with modern convenience, boasting characterful features such as ledge and brace cottage doors, exposed beams, and rustic former stone fireplaces that reflect its heritage.

Llandeilo 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. 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.

The accommodation comprises entrance hall, lounge/ dining room, ground floor shower room, kitchen and 2 bedrooms.

Double Glazed Door

to:

Entrance Vestibule (5' 4" x 3' 4") or (1.62m x 1.02m)

Boarded floor and wall light.

Living/Dining Room (15' 4" x 15' 1" Max) or (4.68m x 4.59m Max)

Radiator, double glazed window, stone feature former fireplace, wall lights and beamed ceiling. TV point.

Dining Area (12' 3" x 9' 0") or (3.74m x 2.75m)

Boarded floor, beamed ceiling, radiator and stairs to first floor. Understairs cupboard.

Kitchen (13' 9" Max x 13' 11" Max) or (4.18m Max x 4.23m Max)

'L' shaped. narrowing down to 2.18m x 2.33m

Range of wall, base and drawer units with display cupboard, 6 ring style gas oven with extractor hood above, integrated dish washer, ceramic sink with mixer tap, part granite work surfaces, and plate rack. Double glazed window, double glazed door to rear, tiled floor and part tiled walls. Plumbing for washing machine, integrated tumble dryer and beamed ceiling.

Shower Room (8' 11" Max x 6' 0" Max) or (2.72m Max x 1.84m Max)

With tiled floor and walls. Vanity unit with wash hand basin and low level wc. Shower enclosure with waterfall shower unit and hand attachment with sliding door. Heated towel rail, extractor fan and double glazed window.

First Floor Accomodation

Landing

Bedroom 1 (12' 2" x 9' 3") or (3.71m x 2.81m)

Radiator, double glazed window to rear, beamed ceiling, laminate floor, access to roof space and part timber panelling.

Bedroom 2 (12' 3" x 15' 0") or (3.73m x 4.57m)

Laminate floor, double glazed window to front and feature stone former fireplace.

EXTERNALLY

Enclosed rear garden laid to a lawned area with concrete patio.

Rear pedestrian gate to off road parking for 2 cars.

Outside light and tap.

Local Authority

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

Broadband and Mobile phone

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

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