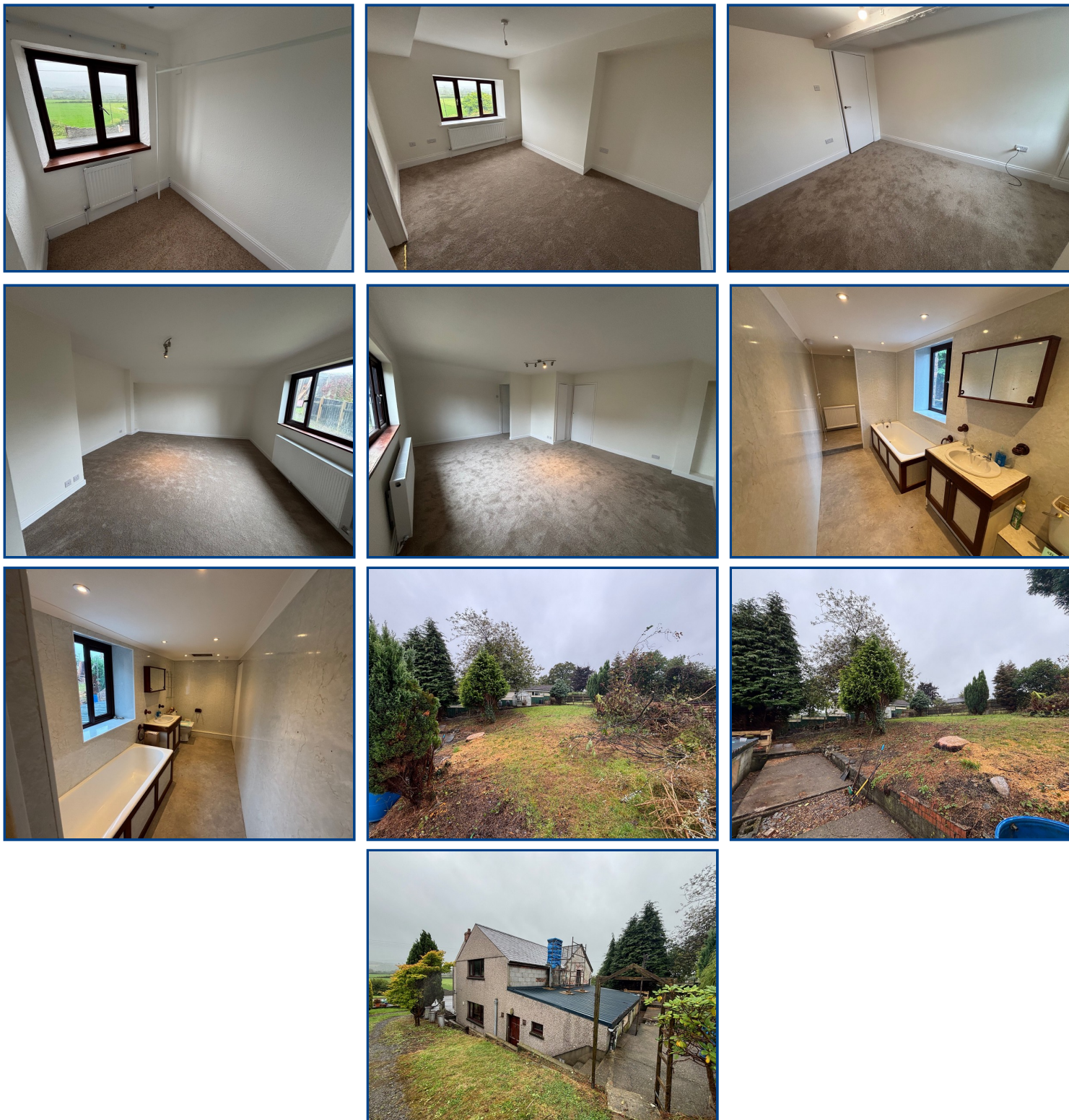




Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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.



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

Coach and Horses Manordeilo Llandeilo Carmarthenshire.

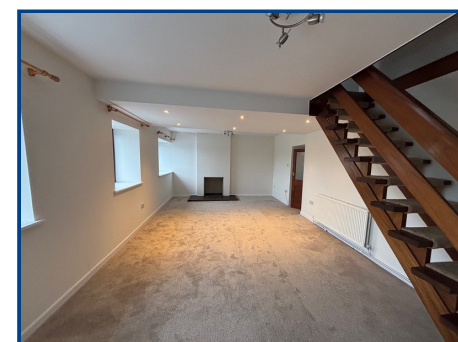
Price £1,100 Monthly



- AVAILABLE TO RENT
- Detached 4 Bedroom House & Garage
- Ample Parking to Front & Rear Garden
- Oil Central Heating & Double Glazing
- Holding Deposit £100
- Terms Minimum 6 Months
- Bond £1300.00
- EPC: Pending
- Council Tax Band F

General Description

AVAILABLE TO RENT - Spacious Detached 4 Bedroom House and Garage with rear garden. Oil Central Heating & Double Glazing. Convenient location approximately 5 miles Llandeilo town.



Tel: 01558 823 601

Email: llandeilo@ctf-uk.com

Web: www.ctf-uk.com

Manordeilo, Llandeilo, Carmarthenshire.

Property Description

AVAILABLE TO RENT - A spacious detached 4 bedroom house with the benefit of oil central heating and double glazing.

The property is located just 5 miles from Llandeilo which offers a wide and varied range of amenities to include shops, offices and schools. 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 the town of Llandeilo 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 Park, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and the Botanical Gardens at Llanarthney.

Double Glazed Door

to:

Porch (5' 0" x 10' 11") or (1.52m x 3.32m)

Quarry tiled floor.

Hall

Radiator, built in cupboard, laminate floor and understairs cupboard.

Lounge (24' 0" x 12' 9" x 12' 9") or (7.31m x 3.89m x 3.89m)

With open staircase to first floor, 3 double glazed windows, radiator, feature fireplace and spot lights.

Dining Room (12' 11" x 13' 0") or (3.94m x 3.95m)

Laminate floor, feature fireplace, radiator, spot lights and double glazed window.

Kitchen / Breakfast Room (18' 11" x 15' 0") or (5.76m x 4.56m)

Fitted cupboard with plumbing for washing machine and space for tumble dryer. Range wall, base and drawer units with fitted worktops. 4 ring electric hob, built in electric oven with larder cupboards, sink unit, double glazed window, laminate floor, radiator and spot lights.

Rear Hall

Built in cupboard, tiled floor and door to side.

Separate WC

With low level wc.

First Floor

Landing

Access to roof space.

Inner Landing

Bedroom 1 (12' 6" x 9' 7") or (3.81m x 2.91m)

With double glazed window, radiator and fitted wardrobes with louvre doors.

Bathroom (15' 8" x 5' 8") or (4.77m x 1.72m)

With panelled bath, vanity unit with circular bowl and low level wc. Built in shower enclosure with electric shower. Radiator, down lights, double glazed window, respatex walls and accessto roof space.

Bedroom 2 (18' 9" x 14' 11") or (5.72m x 4.54m)

Built in store, double glazed window, radiator and TV point.

Bedroom 3 (13' 5" x 9' 5") or (4.09m x 2.88m)

Radiator, double glazed window and TV point.

Bedroom 4 (10' 5" x 9' 9") or (3.18m x 2.96m)

Radiator, double glazed window and built in cupboard with rail and shelving. Fitted cupboards. TV point.

Dressing Room (6' 0" x 5' 2") or (1.83m x 1.58m)

Radiator and double glazed window.

EXTERNALLY

To the front of the property is a tarmacadam parking area and gated entrance to garage and store shed.

Concrete patio and steps up to a rear garden area. Patio area.

Outside taps

Greenhouse

Garage (10' 2" x 17' 11") or (3.11m x 5.45m)

With up and over door.

Storage Shed (10' 6" x 10' 4") or (3.19m x 3.14m)

Shelving. Oil tank.

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 agents.

Services

Mains electricity, mains water and mains drainage

Council Tax

F

Directions

From Llandeilo take the A40 to Llandovery. After approximately 5 miles the property will be located on the left hand side.

