



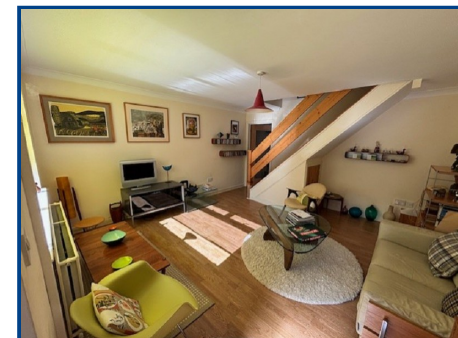
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**3 Yr Hafod
New Road
Llandeilo
Carmarthenshire.**

Price **£159,950**



- End of Terrace 3 Bedroom House
- Gas Central Heating
- Tarmacadam Parking Area
- Front Patio
- Convenient Town Centre Location
- Double Glazing
- EPC: Pending



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

An end terrace 3 bedroom house with parking area. It has the benefit of gas central heating and double glazing.

Tel: **01558 823 601**

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Yr Hafod, New Road, Llandeilo, Carmarthenshire.

Property Description

A 3 bedroom end terrace house of conventional construction with the benefit of gas central heating and double glazing. Recently installed central heating boiler.

Situated within Llandeilo town 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 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 Castle, Carreg Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

Entrance Door

to:

Entrance Porch (4' 2" x 4' 0") or (1.28m x 1.23m)

Tiled floor and glass panel door to:

Lounge (14' 9" x 14' 2") or (4.49m x 4.33m)

Laminate floor, staircase to first floor, radiator, double glazed window and TV point. Glass panel door to kitchen.

Kitchen/Diner (10' 1" x 10' 9") or (3.08m x 3.27m)

With a range of wall, base and drawer units with fitted worktops, stainless steel sink unit with mixer tap. Part tiled walls, plumbing for washing machine, coved ceiling, 4 ring gas hob and electric oven with extractor hood above. Laminate floor, wall mounted gas central heating boiler, 2 sky slights and radiator.

Rear Hall

Coat hooks.

Separate WC

With low level wc and vanity wash hand basin. Radiator, sky light and laminate floor.

First Floor

Staircase from lounge to:

Landing

With laminate floor, access to roof space and built in cupboard.

Bedroom 1 (10' 9" x 11' 9") or (3.28m x 3.59m)

Laminate floor, double glazed window, built in cupboard and coved ceiling.

Bedroom 2 (10' 1" x 10' 11") or (3.07m x 3.33m)

Laminate floor, coved ceiling, double glazed window and radiator.

Bedroom 3 (8' 11" x 6' 9") or (2.73m x 2.07m)

Radiator, coved ceiling and double glazed window.

Bathroom (11' 8" x 5' 7") or (3.56m x 1.70m)

With corner panelled bath with over bath shower, pedestal wash hand basin and low level wc. Double glazed window, laminate floor and coved ceiling. Airing cupboard with radiator and shelves. Extractor fan and part tiled walls.

EXTERNALLY

Tarmacadam parking area. Front patio. Outside tap.

Broadband and Mobile phone

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

Local Authority

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

Agents Note

We are informed that there is Management Agreement for the Communal Areas.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Directions

From our office proceed down Rhosmaen Street and turn left opposite the CK Store into New Road. Continue up New Road passing the bus shelter on the left and turn left through the archway where the property will be found on the right.

