

**Flat 2  
Llys Morfa  
3/4 George Street  
Llandeilo  
Carmarthenshire.**

**Price £575 Monthly**



- AVAILABLE TO RENT
- Well Presented One Bedroom Studio Flat
- Open Plan Kitchen/ Diner, One Bedroom and Shower Room
- Gas Central Heating
- Town Centre Location
- Holding Deposit £100
- EPC: Pending
- Council Tax A
- Bond £675.00

**General Description**

AVAILABLE TO RENT - this well presented 1 bedroom studio flat situated in a prime location within walking distance of the centre of Llandeilo Town. The property has the benefit of gas central heating.

## Llys Morfa , George Street, Llandeilo, Carmarthenshire.

### Property Description

Located in the heart of Llandeilo, this beautifully refurbished one-bedroom apartment offers modern comfort blended with traditional charm.

Situated just a short walk from the town's boutique shops, cafés and local amenities, it's an ideal home for anyone looking to enjoy convenient town living in a picturesque setting.

### Entrance Lobby

Entrance via timber door with stained and leaded glass panels. Quarry tiled floor.

### Open Plan Kitchen / Dining / Sitting Room (16' 10" x 10' 11") or (5.12m x 3.32m)

With sash bay windows, parquet flooring and feature fireplace with decorative tiled hearth. Wall, base and drawer units with electric oven and four ring induction hob with extractor hood over. Stainless steel sink and drainer with mixer tap. Breakfast bar. Wall mounted gas combi boiler. Extractor fan, TV point and two radiators.

### Bedroom (13' 8" x 8' 8") or (4.17m x 2.64m)

Double doors to rear and two radiators.

### Shower Room (13' 8" x 8' 8") or (4.17m x 2.64m)

Low level wc, pedestal wash hand basin with mirror over, walk in shower enclosure with sliding door, rainfall

shower head and hand held shower attachment. Heated towel rail, quarry tiled floor and part tiled walls. Extractor fan.

### Broadband and Mobile phone

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

### Local Authority

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

### Viewing

By appointment with the Agents.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

### Council Tax

A

### Directions

From our office head down Rhosmaen Street passing the Cawdors on the right. Turning right before the Church and head up the one way around the corner where Llysmorfa can be found on the left hand side.



### Important notice

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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](mailto:surveys@ctf-uk.com).