

## Flat 3

### Llys Morfa

**3/4 George Street**

**Llandeilo**

**Carmarthenshire. SA19 6AS**

**Price £600 Monthly**



- Available To Rent
- Spacious One Bedroom Apartment
- Open Plan Kitchen Diner & Shower Room
- Gas Central Heating
- Walking Distance To Llandeilo Town Centre
- Holding Deposit £100
- EPC Pending
- Council Tax
- Bond £700.00

## General Description

**AVAILABLE TO RENT** - a generously sized one-bedroom apartment, situated in a prime location in the centre of Llandeilo Town.

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

### Property Description

Available to rent a generously sized one-bedroom apartment, set within the heart of Llandeilo town, has been thoughtfully renovated to offer stylish, comfortable living while retaining its original charm. With bright rooms, high ceilings and a modern finish throughout, this property provides an inviting space ideal for single occupants or couples.

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 flooring.

### Open Plan Kitchen / Dining / Sitting Room (18' 4" x 14' 4") or (5.58m x 4.37m)

Wall, base and drawer units, electric oven with four ring induction hob and extractor hood over. Stainless steel sink and drainer with mixer tap. Feature fireplace with decorative tiled hearth. Extractor fan. Sash bay windows and two radiators.

### Bedroom (16' 4" x 9' 1") or (4.99m x 2.77m)

Parquet flooring and built in cupboards. Sash window and two radiators.

### Shower Room (9' 3" x 4' 10") or (2.81m x 1.47m)

With low level WC, pedestal wash hand basin, shower enclosure with sliding door, mains rainfall shower with hand held attachment. Part tiled walls and LVT flooring. Wall mounted combi gas boiler.

### 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

Not Specified

### 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).