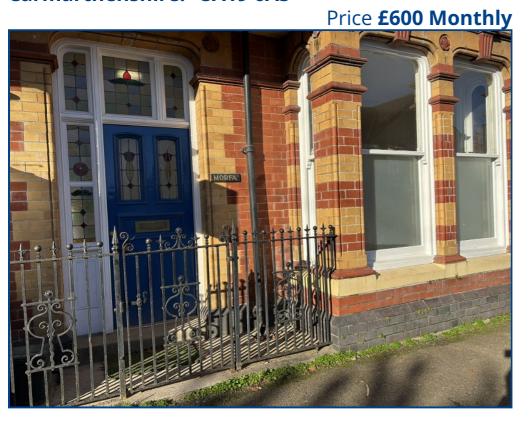


Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

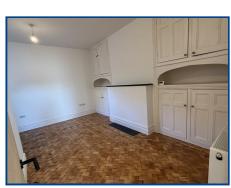
Flat 3
Llys Morfa
3/4 George Street
Llandeilo
Carmarthenshire. SA19 6AS











- · 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.

Tel: 01558 823 601 Email: llandeilo@ctf-uk.com

Web: www.ctf-uk.com

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

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

By appointment with the Agents.

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

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.

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