



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

**Hafod Lon**  
**6 Blende Road**  
**Llandeilo**  
**Carmarthenshire SA19 6NE**

Price **£249,999**



- End of terrace 3 bedroom family home- Fully renovated 2022-2023
- Situated in a desirable residential road close to town amenities
- Spacious living accommodation
- Low maintenance front and rear garden
- Gas central heating and double glazing
- Fully re-plumbed; including new boiler and all new radiators
- Fully re-wired, including wired Carbon monoxide and fire alarms
- Move in condition- Perfect for first time buyers
- Fitted Venetian blinds throughout
- EPC: D68

### General Description

A beautifully presented three bedroom end of terrace home, located in Llandeilo town. This property is in move in condition and offers a wonderful blend of modern comfort with charming features.

**EPC Rating: D68**

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

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**



6 Blende Road, Llandeilo, Carmarthenshire.

Property Description

This stylish three bedroom end of terrace home is offered in move in condition and is perfectly located within walking distance of Llandeilo town centre. Modern, bright and low maintenance, the property offers well proportioned living space ideal for first time buyers, families or downsizers.

The accommodation comprises a welcoming entrance hall, a lounge with a log burner providing a cosy focal point and a modern fitted kitchen with direct access to the rear garden. Upstairs, there are three bedrooms and a contemporary shower room.

Outside, the property benefits from a low maintenance forecourt at the front and a spacious rear garden with vegetable patch and patio area.

Blende Road is a sought after residential street in the heart of Llandeilo, a vibrant town known for its independent shops, cafes and strong community feel. Excellent transport links provide easy access to Carmarthen, Swansea and the M4.

Double Glazed Door

Entrance Hall

Tiled floor, two double glazed windows, radiator and stairs to first floor with open balustrade.

Living Room (13' 0" Max x 10' 6") or (3.95m Max x 3.19m)

With boarded floor, radiator, TV point, double glazed bay window to front, attractive brick feature chimney breast with log burner and slate hearth.

Kitchen/ dining room (18' 2" Max x 10' 10" Max) or (5.53m Max x 3.29m Max)

narrowing to 2.21. With electric under floor heating, tiled floor, wall, base and drawer units with solid timber work surfaces and splash back. Rangemaster ceramic sink and drainer with mixer tap. Electric oven, induction hob and extractor hood over. Plumbing for dishwasher, down lights, radiator, two double glazed windows and double glazed door. Cupboard housing wall mounted gas boiler and TV point.

First Floor

Landing

With double glazed window, open balustrade and access to loft space. (We have been informed that the attic space has electric points and heating pipes (currently capped) with potential for conversion subject to the necessary planning)

6 Blende Road, Llandeilo, Carmarthenshire.

Shower Room (6' 8" x 5' 2") or (2.04m x 1.57m)

With fully tiled walls and floor. Vanity wash hand basin, mirrored wall mounted cupboard with shaving point. Low level WC, double glazed window, extractor fan, down lights and shower enclosure with mains rainfall shower head and hand held attachment.

Bedroom 1 (11' 5" x 13' 1") or (3.47m x 3.99m)

With radiator and double glazed window to rear.

Bedroom 2 (11' 1" x 10' 7" Min) or (3.39m x 3.22m Min)

With double glazed bay window to front and radiator.

Bedroom 3 (7' 5" x 7' 9") or (2.25m x 2.37m)

With double glazed window to front and radiator.

EXTERNALLY

Steps up with hand rail to tiled front court yard.

Side access.

Rear garden with slate shingle and timber sleeper borders. Shrubs, bushes and vegetable patch. Outside tap and light. Astro turf lawn and concrete patio seating area.

Utility/Storeroom

With tiled floor, light, plumbing for washing machine and shelving.

Broadband and Mobile phone

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

Viewing Arrangements

By appointment with the selling agent.

Local Authority

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

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Directions

From our office continue down Rhosmaen Street passing CKs store on the right hand side. Proceed along this this road and opposite the Primary School turn right into Blende Road. Continue along this road and the property will be found on the right hand side.

