



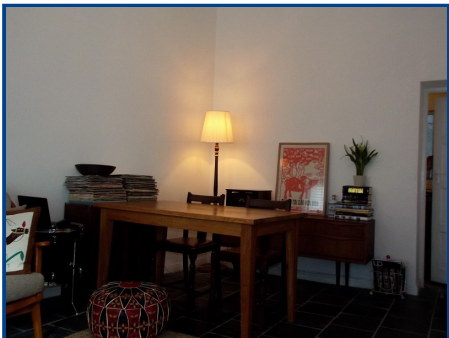
Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
14 Offices Across South Wales

2B Bridge Street
Llandeilo
Carmarthenshire.

Price **£129,000**



- Recently Refurbished Mid Terrace House
- Gas Heating
- Double Glazing
- Town Centre Location
- Views from the front over the Towy Valley
- EPC: D58
- No Chain
- Fibre Broadband



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

A 2 bedroom recently refurbished 2 bedroom house with gas heating and double glazing.

EPC Rating: D58

Bridge Street, Llandeilo, Carmarthenshire.

Property Description

The property comprises a mid terrace house of traditional construction under a slated roof recently refurbished. Externally the property has a small rear courtyard and to the front views over the surrounding area.

Situated in a central location in Bridge Street, the property is within walking distance of the town centre which offers a wide and varied range of amenities which includes a bank, shops, offices and schools etc. Llandeilo is situated in the Towy Valley and is centrally located for the M4 Motorway, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. Leisure amenities are available within walking distance to include Tennis Courts, playing fields, Penlan Park, Dinefwr Park with its Historic Castle, nature walks and wildlife reserve.

The accommodation comprises entrance hall, sitting room, kitchen, 2 bedrooms and bathroom.

Entrance Door

to:

Entrance Hall

With slate floor and stairs to first floor.

Sitting Room (11' 9" Max x 16' 10") or (3.58m Max x 5.14m)

With large under stairs cupboard, double glazed windows to front with slate window cill, slate floor and radiator.

Kitchen (8' 4" x 6' 10") or (2.54m x 2.09m)

With ceramic sink, base unit and mixer tap, slate floor, tiled splashbacks, 4 ring gas hob and electric oven. Wall mounted gas central heating boiler, radiator and door to courtyard.

First Floor

Stairs from hall to landing area.

Bedroom 1 (12' 4" x 12' 2") or (3.75m x 3.72m)

Double glazed window and boarded floor.

Bedroom 2 (6' 7" x 6' 5") or (2.01m x 1.95m)

Radiator and roof light.

Bridge Street, Llandeilo, Carmarthenshire.

Bathroom (10' 11" Max x 5' 9") or (3.33m Max x 1.74m)

(narrowing down to 1.97m). With panelled bath with shower screen and over bath shower with hand spray, window with slate cill, low level wc and vanity cupboard with sink, mixer tap and splashback. Heated towel rail. Airing Cupboard. Radiator and shelves.

EXTERNALLY

Rear courtyard

Local Authority

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Directions

From our office head down Rhosmaen Street passing the Church on your left. Follow on down into Bridge Street where No. 2B will be found on the right hand side.

