



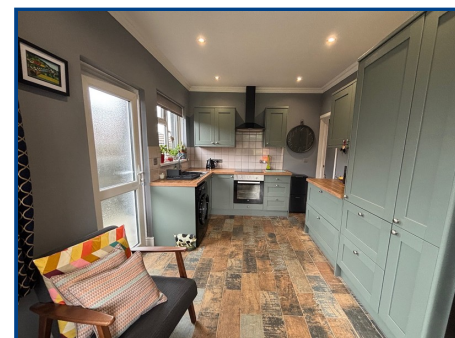
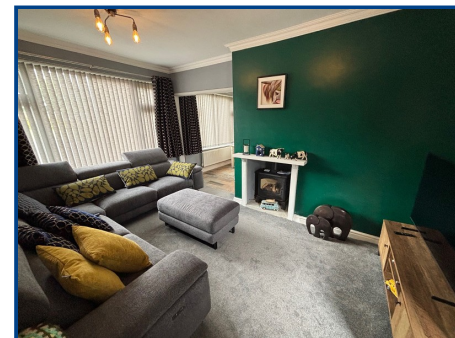
**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**9 Rhosmaen Street  
Llandeilo  
Carmarthenshire. SA19 6LU**

Price **£315,000**



- Detached 3 Bedroom Bungalow & Detached Garage
- Spacious Drive And Turning Area
- Large Rear Garden With Huge Potential
- Gas central Heating
- Conveniently Located to The Towns Amenities
- Recently Modernised Throughout
- EPC: PENDING



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).

#### General Description

Positioned in a prime location, this fully renovated three bedroom detached bungalow offers modern, single level living with stand out outdoor space with serious potential. Inside, the bungalow provides a practical layout with three well-proportioned bedrooms, a bright living area and a modern kitchen.

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## Rhosmaen Street, Llandeilo, Carmrthenshire.

### Property Description

Positioned in a prime location, this fully renovated three bedroom detached bungalow offers modern, single level living with standout outdoor space and serious potential. Inside, the bungalow provides a practical layout with three well-proportioned bedrooms, a bright living area and a modern kitchen.

The expansive rear garden is a standout feature, offering a blank canvas with those with vision. Ideal for entertaining, growing families or anyone seeking outdoor space with room to grow.

Situated in a convenient location within the market town of Llandeilo which offers a wide and varied range of amenities to include shops, offices and schools etc. 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 area is a well known tourist destination with popular attractions of Dynevor, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and the Botanical Gardens of Wales are all within a short drive away.

Llandeilo is a popular destination with a range of bespoke shops plus close at hand tourist attractions of Newton house, Dinefwr castle, Aberglasney house and gardens and the botanical gardens of Wales.

### Double Glazed Door

#### Entrance Hall

With parquet flooring, radiator, coved ceiling and down lights.

#### Walk in cupboard

With wall mounted Worcester gas boiler.

#### Lounge (9' 6" x 15' 11") or (2.90m x 4.84m)

With TV point, double glazed window to front, telephone point, coved ceiling and feature log effect gas fire (not currently connected) with timber surround and mantle.

#### Kitchen/ dining room (20' 1" x 9' 4") or (6.13m x 2.85m)

Tiled floor and part tiled walls. Radiator, three double glazed windows, double glazed door, down lights and coved ceiling. Wall, base and drawer units, plumbing for washing machine, electric oven and induction hob with extractor hood over. Stainless steel sink, drainer and mixer tap.

#### Inner Hall

With parquet floor, down lights, coved ceiling and access to loft space.

#### Bathroom (6' 2" x 9' 4") or (1.87m x 2.85m)

Panelled bath, mains shower with rainfall shower head and hand held attachment. Circular wash hand basin with vanity cupboard below, tiled floor and part tiled walls. Double glazed window, low level WC, coved ceiling, heated towel rail and down lights.

### Bedroom 1 (9' 5" x 11' 11") or (2.88m x 3.62m)

With radiator, double glazed window to rear and coved ceiling.

### Bedroom 2 (8' 10" x 11' 10") or (2.69m x 3.61m)

With radiator, double glazed window to rear and coved ceiling.

### Bedroom 3 (8' 7" x 9' 2") or (2.62m x 2.79m)

With double glazed window to side, radiator, coved ceiling and TV point.

### EXTERNALLY

The property is approached via a gated front entrance with tarmacadam drive with ample parking and turning area.

Front lawned area with dwarf walling, Red Robin hedge, outside tap, ornamental trees and bushes.

Large rear garden with lawned area and patio. Electric charging point and pedestrian gated side access.

### Garage (21' 11" x 9' 11") or (6.68m x 3.02m)

Concrete floor, florescent light, wall cupboards, power and light. Up and over door.

### Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

### Viewing

Strictly by appointment with selling agents on 01558 823601.

### Broadband and Mobile phone

The broad band and mobile signal is deemed to be good in this locality.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Directions

From our office proceed down Rhosmaen Street passing The Home Improvement Centre on the left hand side and the property can be found directly opposite the 2 primary schools.

