



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

**36 Heol Y Garreg Las
Llandeilo
Carmarthenshire
SA19 6EB**

Price £159,999



- Semi detached house in a sought after residential area
- Generous front and rear garden
- Requires some updating, offering excellent potential
- Close to local schools, shops and amenities
- Convenient access to road and rail links
- NO ONWARD CHAIN
- 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.

General Description

A three bedroom semi detached property located within the popular market town of Llandeilo. Offering spacious accommodation with scope for modernisation, this home presents an excellent opportunity for first time buyers, families, or investors seeking a property they can put their own stamp on.

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Heol Y Garreg Las, Llandeilo, Carmarthenshire.

Property Description

36 Heol y Garreg Las is a well proportioned three bedroom semi detached property set within Llandeilo town. The property offers light and spacious accommodation, comprising an entrance hall, living room, kitchen/dining room and utility/store room.

Upstairs, there are three good sized bedrooms, making the property well suited to families.

Externally, the property benefits from a front garden, while to the rear is a generous enclosed rear garden and outbuilding with two store rooms and outhouse.

While the property would benefit from updating, it provides a fantastic opportunity to create a comfortable family home in a desirable location.

Situated in the historic and vibrant town of Llandeilo, the property is within easy reach of a wide range of local shops, cafes, schools and leisure facilities. The town is well connected, with excellent road links via the A40 and A483, and a train station offering services to Swansea and beyond.

Double Glazed Door

Entrance Hall

With radiator, stairs to first floor, coved ceiling, under stairs cupboard with louvre doors.

Living Room (18' 10" x 11' 9" Max) or (5.73m x 3.58m Max)
Two double glazed windows, two radiators, coved ceiling, panelled wall, gas fireplace with stone effect surround and mantle.

Kitchen/ dining room (10' 9" x 13' 0") or (3.28m x 3.96m)
With radiator, two double glazed windows and double glazed door to rear. Wall, base and drawer units. Appliance space, space for freestanding cooker with extractor hood above. Part tiled walls and coved ceiling. Airing cupboard with louvre doors, radiator and slatted shelves. Double cupboard with louvre doors housing wall mounted gas boiler and shelving.

Utility / Store Room (5' 3" x 2' 8") or (1.61m x 0.81m)
Plumbing for washing machine, shelving and double glazed window.

First Floor

Half Landing

Double glazed window.

Landing

With open balustrade, access to loft space and coved ceiling.

Bedroom 1 (8' 4" x 9' 0") or (2.55m x 2.74m)
With radiator, double glazed window to front and pull switch.

Heol Y Garreg Las, Llandeilo, Carmarthenshire.

Bedroom 2 (11' 11" x 10' 3") or (3.63m x 3.12m)
With double glazed window to rear, pull switch, radiator, built in cupboard with louvre doors and shelving.

Bedroom 3 (10' 6" x 10' 3") or (3.19m x 3.13m)
With pull switch, radiator, double glazed window to rear, built in double cupboard with louvre doors, shelf and hanging rail.

Bathroom (8' 4" x 5' 0") or (2.55m x 1.53m)
With pull switch, radiator, double glazed window. pedestal wash hand basin, low level WC and panelled bath. Mains shower and pull switch.

EXTERNALLY
Front lawned garden with border and paved pathway.

Large rear paved patio, lawned area with concrete path, graveled section, bushes and shrubs.

Timber Store Shed (10' 0" x 5' 11") or (3.04m x 1.81m)

Outbuilding
Outhouse with tiled floor, tap and WC.
Bin Store with concrete floor and shelf.
Store Room with light, power, double glazed window 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, 3 Spilman Street, Carmarthen. Tel: 01267 234567

Services
Mains electricity, mains water, mains gas, mains drainage

Tenure
Freehold
Council Tax

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Directions
From our office continue down Rhosmaen Street passing Llandeilo Builders on the left hand side and tunr left into Heol Y Garreg Las. Continue up the hill and turn right, continue around the road and the property will be found on the right hand side.

