

**22 Alan Road
Llandeilo
Carmarthenshire.**

Price **£360,000**

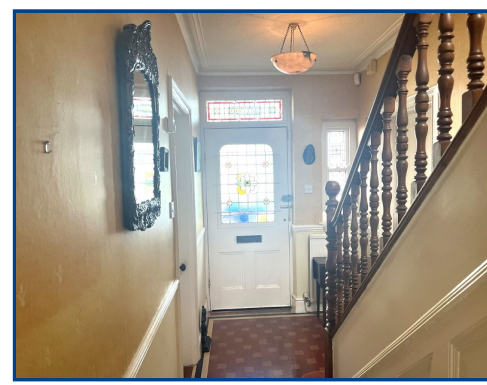
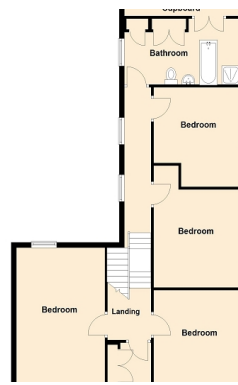
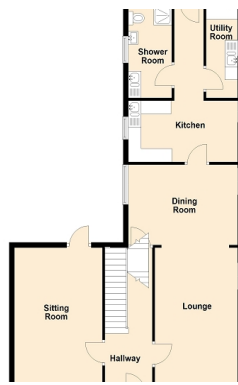


- Large Detached House in a Desirable Location
- Four Well Proportioned Bedrooms & Box Room
- Off- Road Parking- a rare find in this area
- Original features offering Charm and Character
- Huge Scope for modernisation or personalisation
- Walking Distance of Town Centre
- Gas Central Heating
- Double Glazing
- EPC: E51

General Description

A fantastic opportunity to acquire an impressive and spacious detached four bedroom town house in the sought after market town of Llandeilo.

EPC Rating: E51



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.

Alan Road, Llandeilo, Carmarthenshire.

Property Description

A period property of traditional construction under a slated roof with gas central heating and double glazing. The spacious accommodation comprises four bedrooms and a box room ideal for home office together with 2 reception rooms one of which is larger than average incorporating a dining area.

This impressive property offers huge potential for those looking to create their dream family home, with original features throughout adding charm and character. Generous room sizes provide a flexible layout, perfect for modern living while retaining period appeal.

In a much sought after location situated just a short walk from Llandeilo's shops, cafes, and local amenities, as well as convenient transport links, this property combines space, character and location in one. Whether you dream of a stylish renovation project or a forever home filled with period charm, 22 Alan Road is a must- see.

Leisure amenities are available within walking distance to include tennis courts, playing fields, Penlan park, Dynevor park with its Historic Castle, nature walks and wildlife reserve. Llandeilo is situated in the Towy Valley and is centrally located for the M4, the administrative centre of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

Early viewing is highly recommended to appreciate the scale and opportunity on offer.

Entrance Verandah

With attractive original entrance door with leaded glass panel and side leaded window.

Entrance Hall

With radiator, open balustrade staircase to first floor, dado rail, quarry tiled floor, cornice ceiling and understairs cupboard with window and power.

Sitting Room (17' 5" x 11' 3") or (5.30m x 3.43m)

(into bay). Radiator, door to garden, wall lights, radiator, cornice ceiling, ceiling rose, double glazed bay window, TV point, feature timber surround fireplace with alcoves either side with shelving and built in cupboards.

Open plan lounge/dining area comprising:

Lounge (17' 7" x 11' 2") or (5.37m x 3.40m)

Into bay. Double glazed window, 2 radiators, cornice ceiling, fireplace with alcove and shelving. Double glazed side window.

Dining Room (11' 10" x 15' 7") or (3.61m x 4.74m)

2 double glazed windows, radiator, door to hall, alcove shelving and cupboard.

Kitchen / Breakfast Room (15' 9" x 7' 9") or (4.80m x 2.36m)

With a range of base, drawer and wall units with fitted worktops, corner bowl and a half sink unit with mixer tap, 4 ring gas hob with extractor hood over, electric oven, integrated dish washer and microwave. 2 double glazed windows, spot lights and part tiled walls. Meter box and built in shelving.

Utility Room (9' 0" x 4' 8") or (2.75m x 1.42m)

With stainless steel sink, base and larder unit. Two double glazed windows, plumbing for washing machine and appliance space.

Shower Room (9' 1" x 7' 6") or (2.77m x 2.29m)

With wall mounted gas boiler, two double glazed windows, pedestal wash hand basin, low level WC, radiator and tiled shower enclosure with electric shower. Coat hooks, pull switch, vanity light and shaver point.

Alan Road, Llandeilo, Carmarthenshire.

Rear Entrance Hall

Double glazed door to garden.

First Floor

Stairs from hall to:

Half Landing

Wall light and double glazed window.

Front Landing

With access to roof space and dado rail.

Bedroom 1 (10' 5" x 11' 2") or (3.17m x 3.41m)

With double glazed window and radiator.

Dressing Room/Box Room (4' 8" x 5' 6") or (1.43m x 1.67m)

Double glazed window, built in cupboard with shelving, TV point and coved ceiling.

Bedroom 2 (14' 5" x 12' 2") or (4.40m x 3.71m)

With cornice ceiling, radiator and two double glazed windows.

Rear Landing

Two double glazed windows, two radiators and dado rail.

Bedroom 3 (12' 3" x 8' 11") or (3.74m x 2.71m)

With double glazed window, radiator, cornice ceiling and built in shelving.

Bedroom 4 (12' 3" x 8' 11") or (3.74m x 2.71m)

With double glazed window, radiator and built in shelving.

Bathroom (15' 9" x 7' 10") or (4.81m x 2.39m)

With shower enclosure with fitted shower, panelled bath, pedestal wash hand basin and low level WC. Radiator, part tiled walls and two double glazed windows. Built in linen cupboard with louvre doors and slatted shelves. Pull switch, vanity light and shaver point.

Door to eaves storage area with shelving and light.

EXTERNALLY

Side pedestrian gate.

Gated tarmacadam drive with ample parking space

Apple tree, bushes and shrubs.

Outside tap, paved patio and garden area with shrubs and borders. Outside light.

Front walled and gated forecourt garden with access through to the rear.

Store/Workshop (12' 8" x 7' 5") or (3.85m x 2.27m)

With concrete floor, light and power. Wall units, shelving and base units. Work bench, double glazed door and two double glazed windows.

Broadband and Mobile phone

The broadband and mobile phone signal are deemed to be good in this area.

Local Authority

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

Viewing

Strictly by appointment with the Selling Agent.

Services

Mains electricity, mains water, mains gas and mains drainage. Alarm system.

Tenure

Freehold

Council Tax

E

Directions

From our office continue down Rhosmaen Street. After the CKs store turn right into Alan Road. Continue down the road and the property will be found on the right hand side.

