

1 Brynawel Terrace, Llandeilo, SA19 6DA

Offers in the region of £245,000

A mid terrace house set in a convenient location within the popular Country Market town of Llandeilo, commanding distant views towards the Towy Valley Countryside beyond. The property benefits from updated uPVC double glazed windows and Gas boiler. Accommodation comprises entrance porch, dining room, lounge, kitchen, 3 bedrooms and modern bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking for 2 cars and front and rear gardens.

Ground Floor

Hardwood entrance door to

Porch

with radiator, tiled floor, uPVC double glazed window to front and stained and leaded glass door into

Entrance Hall

with stairs to first floor, radiator and quarry tiled floor.

Lounge

18'3" x 12'7" (5.58 x 3.84)



with opening for a fire, under stairs cupboard, radiator and uPVC double glazed window to front and rear.

Dining Room

14'3" x 12'8" (4.34m x 3.86m)



with feature fireplace (no chimney),

breakfast bar with granite work surface, radiator and uPVC double glazed window to front.

Kitchen

9'0" x 10'4" (2.74m x 3.15m)



with range of fitted base and wall units, Granite surfaces, Belfast sink with mixer taps, free standing gas cooker with extractor fan, integrated dishwasher, cupboard with wall mounted gas boiler providing domestic hot water and central heating, tiled floor, heated towel rail, coved ceiling, 2 uPVC double glazed windows to rear and half glazed door to rear.

First Floor

Landing



with hatch to roof space with drop down ladder, coved ceiling, light fitting and uPVC double glazed window to front.

Bedroom 1

14'3" x 12'6" (4.34m x 3.81m)



with radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 2

11'6" x 11'0" average (3.51m x 3.35m average)



with radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 3

11'3" x 6'6" (3.43m x 1.98m)



with radiator, coved ceiling and uPVC double glazed window to rear.

Bathroom

8'10" x 10'3" (2.69m x 3.12m)



with low level flush WC, vanity wash hand basin, mirror fronted cabinets, utility cupboard with plumbing for automatic washing machine and dryer, panelled bath with mixer taps, shower tray with mains shower, part tiled walls, laminate floor, extractor fan, heated towel rail and uPVC double double glazed window to rear.

Outside



with front garden and off road parking for 2 cars, rear garden with patio area, timber shed with power connected and outside tap.

Agents Note

The is a pedestrian right of way in favour of the right hand neighbour to pass through the top end of the garden.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

Tenure

Freehold

NOTE

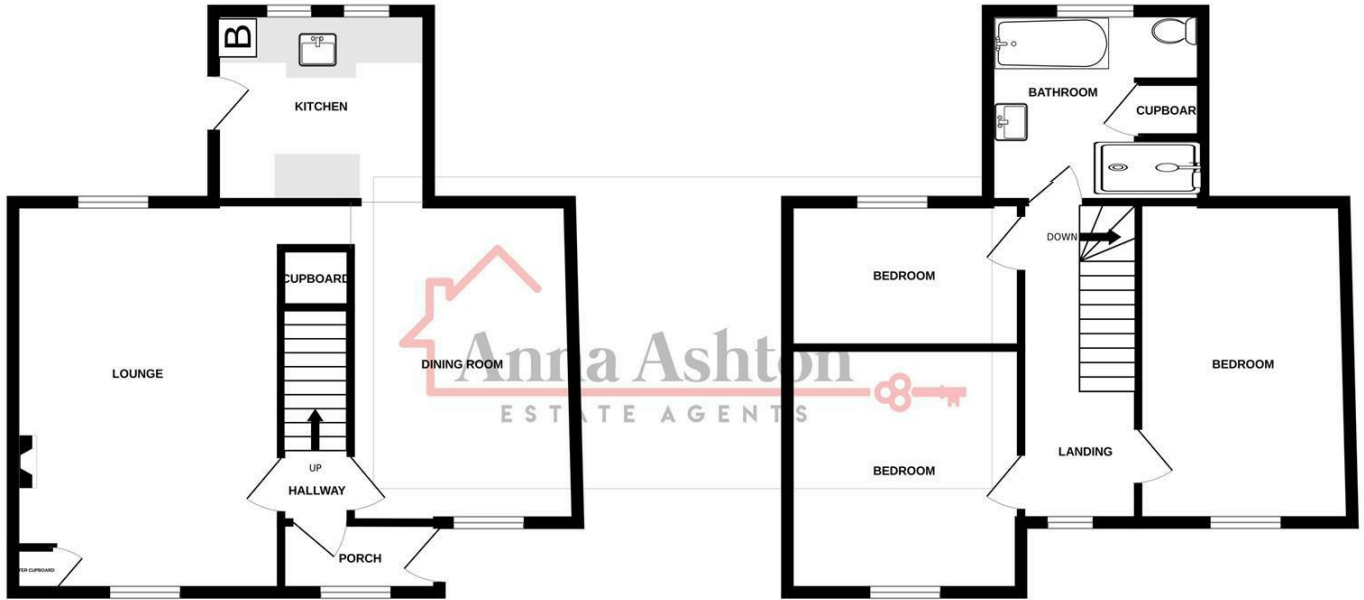
All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and travel approximately 6 miles to the town of Llandeilo. Proceed over the river bridge and continue into the town, turn left onto Bank buildings and first left onto Brynawel Terrace and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.