



**27 Rhosmaen Street, Llandeilo, Llandeilo, SA19 6LU**

**Offers in the region of £199,950**

A conveniently located mid terrace house situated in the centre of Llandeilo with its range of boutique shops and within easy travelling distance of the market town of Carmarthen. Accommodation comprises entrance hall, lounge/diner, kitchen, utility room, rear porch, 2 cellar rooms, 4 bedrooms and shower room. The property benefits from gas central heating, uPVC double glazing and enclosed rear garden. There is a right of way access to the garden.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, 2 radiators, coved ceiling and coat hooks.

### Lounge/Diner

23'10" max x 11'1" inc to 13'4" (7.28 max x 3.40 inc to 4.07)



with feature surround, 2 radiators, coved ceiling and uPVC double glazed bay window to front and window to rear.

### Kitchen

17'1" x 10'5" (5.23 x 3.20)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, part tiled walls, built in cupboard, radiator and uPVC double glazed window to side and wooden door to side. Access to cellar.

### Utility Room

11'7" x 7'6" inc to 10'2" (3.54 x 2.29 inc to 3.10)



with hatch to roof space, range of fitted base and wall units, stainless steel single drainer sink unit with mixer tap, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, radiator and uPVC double glazed window to rear.

### Cellar Room 1

11'8" x 11'3" (3.58 x 3.43)

### Cellar Room 2

8'3" x 5'10" (2.53 x 1.79)

### Rear Porch

6'10" x 5'7" (2.09 x 1.72)

with polycarbonate roof and uPVC double glazed window and door to rear.

### First Floor

#### Landing

with hatch to roof space, textured ceiling, exposed floorboards and skylight.

### Bedroom 1

13'1" x 11'4" (3.99 x 3.46)



with exposed floorboards, radiator, textured ceiling and uPVC double glazed window to front.

### Bedroom 3

8'7" x 10'6" (2.62 x 3.21)



with built in cupboard with radiator and slatted shelves, radiator, coved ceiling and uPVC double glazed window to side.

### Bedroom 2

10'2" x 11'3" (3.11 x 3.45)



with exposed floorboards, radiator, textured ceiling and uPVC double glazed window to rear.

### Bedroom 4

9'5" x 5'11" (2.88 x 1.81)



with radiator and uPVC double glazed window to front.



## Shower Room

5'7" x 7'11" (1.71 x 2.42)



with low level flush WC, pedestal wash hand basin, walk in shower with electric shower, part tiled walls and part Respatex walls, extractor fan, radiator and uPVC double glazed window to side.

## Outside



with right of way access to rear garden with mature shrubs and trees, lawned garden, outside store room, outside tap and light.

## Services

Mains gas, electricity and drainage. Water meter

## Council Tax

Band C

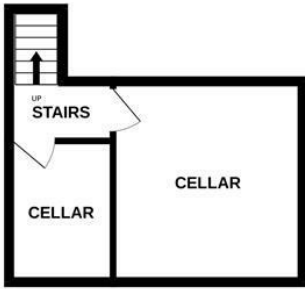
## NOTE

All photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on College Street and travel approximately 7 miles, through the town of Llandeilo and the property can be found on the right hand side opposite the school, identified by our For Sale board.

BASEMENT



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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