



## **1 Cefntiresgob Cottages Talley Road, Llandeilo, Llandeilo, SA19 7HT**

**Offers in the region of £162,500**

A conveniently located end terrace cottage situated on the edge of Llandeilo with its range of boutique shops and within easy travelling distance of the market town of Carmarthen.

Accommodation comprises entrance hall, lounge, kitchen, bathroom and 2 bedrooms. The property benefits from oil central heating, uPVC double glazing, enclosed garden with summer house.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

4'0" x 6'8" (1.24 x 2.05)

with tiled floor, radiator and textured ceiling.

Door to

### Lounge

17'4" x 11'11" (5.30 x 3.65)



with feature fireplace, 2 radiators and uPVC double glazed window to front.

### Kitchen

10'7" x 10'4" (3.24 x 3.16)



with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, plumbing for automatic

dishwasher, part tiled walls and uPVC double glazed window to front.

### Hall

2'8" x 2'9" (0.82 x 0.86)

with radiator and door to

### Downstairs Bathroom

6'0" x 7'9" (1.85 x 2.38)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over and shower attachment taps, radiator, part tiled walls, part waterproof wallboards, tiled floor and uPVC double glazed window to side.

## First Floor

### Landing

### Bedroom 1

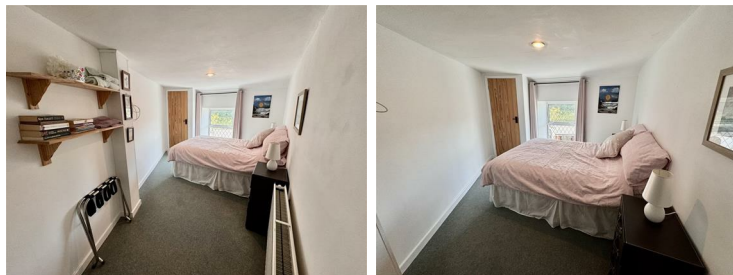
17'4" x 10'10" red to 5'4" (5.30 x 3.32 red to 1.63)



with built in wardrobes, hatch to roof space, radiator and uPVC double glazed window to front.

## Bedroom 2

17'4" x 5'3" inc to 10'9" (5.30 x 1.61 inc to 3.29)



with built in cupboard, radiator and uPVC double glazed window to front.

## Outside



with uPVC double glazed entrance to courtyard with patio, log store, outside boiler and

## Summer House

9'10" x 11'2" (3.01 x 3.42 )



with power and light connected, laminate floor and uPVC double glazed Patio doors to front.

Shower Room - 1.62 x 1.75 with low level flush WC, vanity wash hand basin, electric shower, Respatex walls, extractor fan and

uPVC double glazed window to side. Storage room with uPVC double glazed door to front.

## Services

Mains electricity, water and drainage.

## Council Tax

Band C

## NOTE

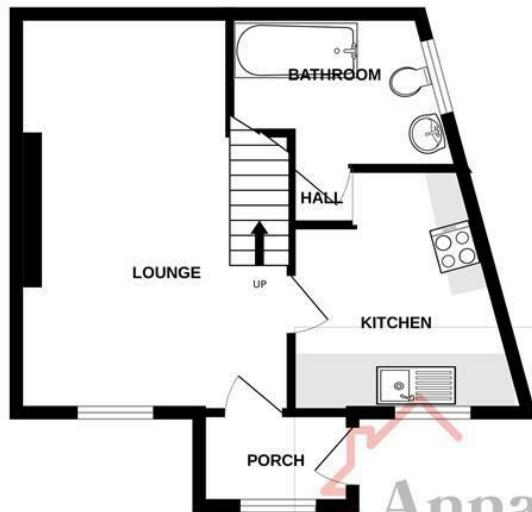
All internal photographs are taken with a wide angle lens.

## Directions

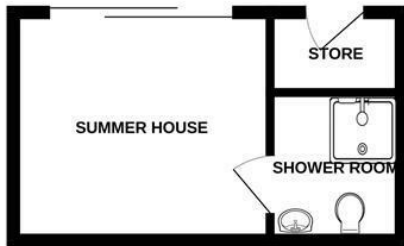
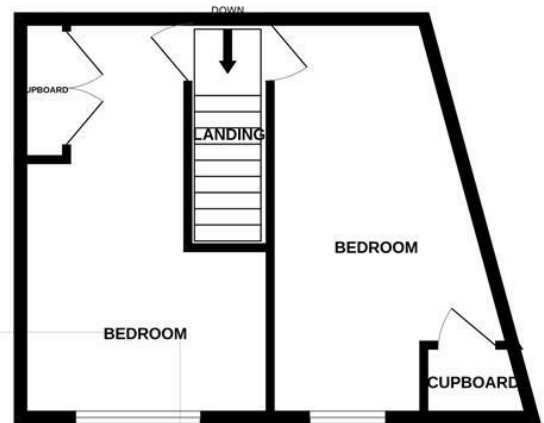
From Llandeilo head towards Llandovery, go straight over the roundabout then turn left onto the B4302 towards Talley and travel up the hill and the property can be identified by our For Sale board.



GROUND FLOOR

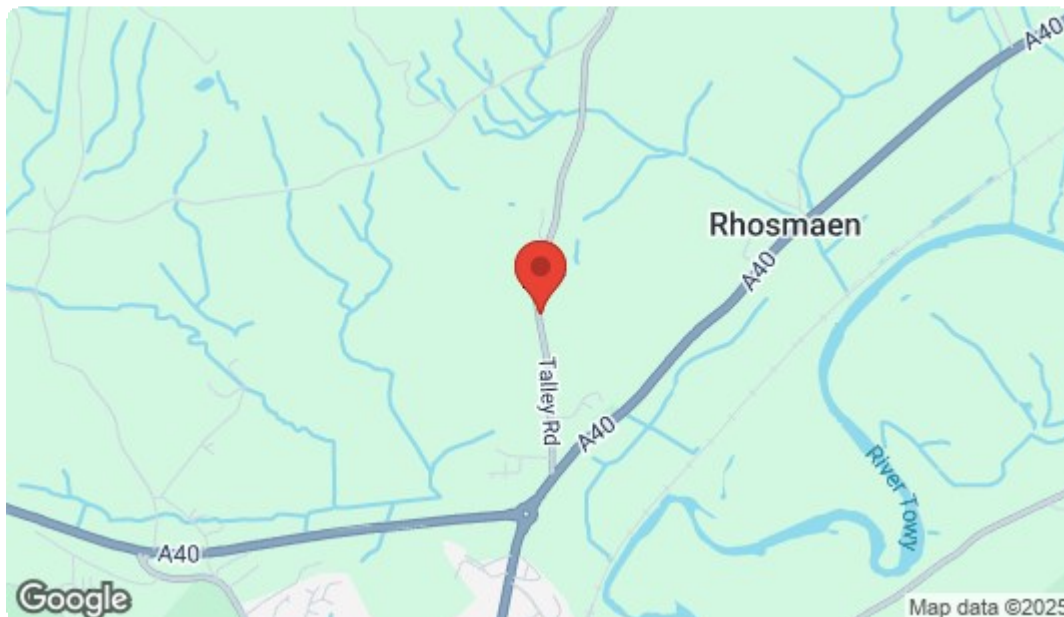


1ST FLOOR



**Anna Ashton**  
ESTATE AGENTS

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		100
(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>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales 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		
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.