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Estate Agents & Auctioneers**
12 Offices Across South Wales

Slate House
60 New Road
Llandeilo
Carmarthenshire.

Price **£180,000**



- 4 Bedroom Mid Terrace House
- Four Bedrooms, including master with en-suite
- Low maintenance rear garden
- Llandeilo town centre
- Gas Central Heating
- Deceptively spacious
- NO ONWARD CHAIN
- EPC: E50

General Description

AUCTION TERMS ONLY

A 4 bedroom mid terraced house full of character and charm, right in the centre of the much loved town of Llandeilo.

Viewing is highly recommended to appreciate the space and potential of this home.

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

Important notice

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Professional Services

Our 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

EPC Rating: E50

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60 New Road, Llandeilo, Carmarthenshire.

Property Description

A spacious family home in the heart of Llandeilo. This characterful home blends period features with modern comforts, offering an ideal family residence.

With its attractive frontage and versatile accommodation, this property is ready to move straight into, while offering scope to add your own personal touch. The property benefits from a low maintenance rear garden, offering private outdoor space for relaxing and entertaining. Permit parking is available to the front.

Llandeilo is situated in the Towy Valley and is centrally located for the M4, the County of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. The area is well known tourist destination with popular attractions of Dinefwr Castle, Carreg Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

Side Entrance Door

to:
Hall (6' 6" x 5' 11") or (1.98m x 1.80m)
With radiator, down lights and boarded floor. Double doors to Sitting Room.
Cloakroom (6' 1" x 3' 5") or (1.85m x 1.04m)
With tiled floor, low level WC, wash hand basin, and heated towel rail.

Snug/Study (11' 1" x 8' 0") or (3.39m x 2.45m)
With window to front, radiator, feature fireplace with natural stone wall and boarded floor.
Sitting Room (16' 1" x 14' 3") or (4.89m x 4.34m)
With boarded floor, two radiators, natural stone wall with alcoves and fitted shelves. Down lights, TV and telephone point. Open balustrade staircase to first floor.
Kitchen / Breakfast Room (15' 0" x 14' 6") or (4.58m x 4.41m)
With a range of wall, base and drawer units with stainless steel sink with mixer tap. Cooker range with 5 ring gas hob with canopy above. Worcester wall mounted gas boiler. Natural stone feature wall, tiled floor, two radiators and double doors into rear garden.
First Floor
Half Landing
Bedroom 1 (7' 5" x 14' 11") or (2.27m x 4.54m)
With radiator, down lights and window to rear.
Landing
Radiator. Stairs to attic room.
Bedroom 2 (8' 3" x 10' 6") or (2.51m x 3.21m)
With boarded floor, natural stone wall, feature fireplace with cast iron grate and timber mantle and hearth. Radiator and window to rear.

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Bedroom 3 (11' 1" x 13' 9" x 18' 3" Max) or (3.39m x 4.19m x 5.55m Max)
With two windows to front, boarded floor, radiator and down lights. Ceiling beams.
En-Suite Shower Room (6' 6" x 6' 7") or (1.99m x 2.01m)
With vanity unit with circular wash hand basin with mixer tap, low level WC and walk in shower with glazed screen and shower unit.
Bathroom (11' 7" x 6' 10") or (3.54m x 2.08m)
Ornate vanity unit with wash hand basin and mixer tap, low level WC and free standing roll top bath with shower over. Window to rear, radiator, down lights and tiled floor.
Bedroom 4/Attic room
Restricted headroom. Exposed natural stone wall and exposed timber beams. Radiator and sky light.
EXTERNALLY
To the rear of the property is a timber decked area with gravelled garden area and dwarf walling.

Timber store shed and outside tap.

Side gated gravelled path to the front of the property.

Side Utility Area with plumbing for automatic washing machine.
Broadband and Mobile phone
The broadband and mobile signal is deemed to be good in this location.,

Local Authority
Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.
Viewing
By appointment with the Agents.
Services
Mains electricity, mains water, mains gas, mains drainage
Tenure
Freehold
Council Tax
C
Directions
From our office proceed down Rhosmaen Street and take a left opposite CKs into New Road. Continue up New Road and the property will be found on the right hand side opposite the Salutation Inn.

