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New Road  
Llandeilo  
Carmarthenshire.

Price **£600 Monthly**



- AVAILABLE TO RENT
- LLANDEILO TOWN CENTRE
- NEWLY RENOVATED 2 BEDROOM APARTMENT
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B  
BOND £700.00
- MINIMUM TERM 6 MOTHS
- EPC: D61
- HOLDING DEPOSIT £100.00



General Description

AVAILABLE TO RENT - A well presented 2 bedroom first floor flat in a prime location within the town centre of Llandeilo.

EPC Rating: D61

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

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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](mailto: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.

## New Road, Llandeilo, Carmarthenshire.

### Property Description

AVAILABLE TO RENT - 2 bedroom first floor flat with gas central heating.

### Communal Entrance

Front door to hall with stairs to first floor.

### Kitchen / Dining / Living Room (15' 5" x 11' 3") or (4.71m x 3.44m)

Laminate floor, 2 single glazed windows, 2 radiators, wall and base cupboards with fitted worktop, electric oven, extractor fan and electric 4 ring hob. Plumbing for washing machine, sink unit, gas boiler, part tiled walls.

### Shower Room (7' 10" x 4' 6") or (2.39m x 1.36m)

Walk in tiled shower, single glazed window, heated towel rail, low level wc, toilet and wash hand basin. Part tiled and laminate floor.

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### Bedroom 1 (11' 6" x 8' 8") or (3.50m x 2.63m)

Radiator, double glazed window.

### Bedroom 2 (12' 0" x 7' 2") or (3.66m x 2.18m)

Window and radiator.

### Broadband and Mobile phone

The broadband and mobile signal is deemed good in this location.

### Viewing

By appointment with the Agents.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Directions

From our office continue down Rhosmaen Street towards the Square and the property will be found on the left opposite CKs car park.

