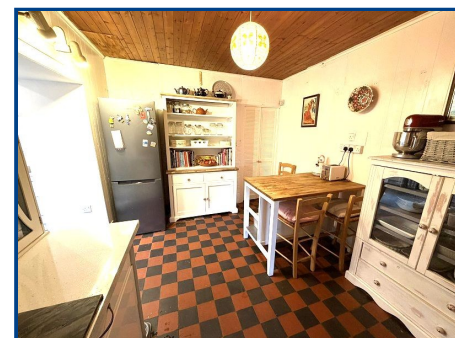
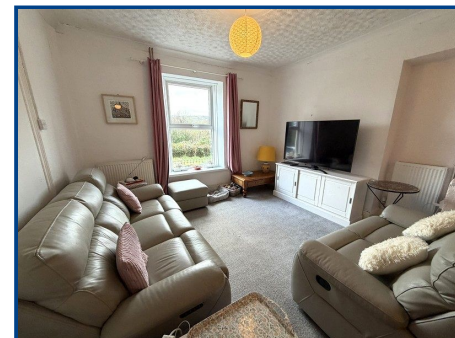




**Chartered Surveyor, Valuers,
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**1 Clarendon Road
Llandeilo
Carmarthenshire
SA19 6LF**

Price **£237,500**



- A Semi Detached 3 Bedroom Town House
- Stunning scenic views to the front
- Off Road Parking To Side
- Gas Central Heating
- Summer House/Studio, Workshop & Store Shed
- Llandeilo town
- Convenient & quiet location
- EPC: D58

General Description

A charming home with views to fall in love with. Set in a convenient spot in the heart of Llandeilo, this delightful three bedroom semi detached house offers far more than meets the eye.

EPC Rating: D58

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 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.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

Clarendon Road, Llandeilo, Carmarthenshire.

Property Description

Situated in the popular town of Llandeilo in a quiet location with stunning views over the surrounding area. This 3 bedroom family home is built of traditional construction under a slated roof with the benefit of gas central heating and double glazing. The spacious accommodation comprises entrance hall, lounge/dining room, breakfast room, kitchen, utility, 3 bedrooms, bathroom and cellar area.

A rare highlight of the property is the versatile summer house/ studio, complemented by a workshop and store shed; perfect for creatives, home workers, hobbyists or anyone needing extra flexible space.

Conveniently located, within easy walking distance of the centre, with the town offering a wide and varied range of amenities to include shops, offices and schools etc. Leisure amenities are available within walking distance to include tennis courts, playing fields, Penlan park, Dynevor park with its Historic Castle, nature walks and wildlife reserve.

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, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

Entrance Door

to:

Entrance Hall

With shelving, coat hooks, stairs to first floor and radiator. Meter box.

Lounge/Dining Room (23' 0" x 13' 5") or (7.01m x 4.09m)

With stone effect painted surround with wood burning stove and hearth. Quarry tiled floor, 3 radiators and double glazed window to front. Storage cupboard with louvre door.

Breakfast Room (12' 5" x 9' 9") or (3.78m x 2.96m)

With base, wall and drawer units, fitted worktops, quarry tiled floor, tongue and groove ceiling, timber panelled walls and double oven. Door to cellar area.

Kitchen (13' 5" x 5' 9") or (4.08m x 1.75m)

With single drainer sink unit with mixer tap, plumbing for dish washer, recently installed kitchen comprising drawer and base units. Door to side, double glazed windows, tiled floor, 4 ring electric hob, down lights and sky lights.

Utility / Boiler Room (10' 8" x 5' 0") or (3.25m x 1.53m)

Plumbing for washing machine and gas boiler. Window.

Cellar (9' 6" x 16' 8") or (2.89m x 5.08m)

With light and power. Former coal shute.

First Floor

Landing

Radiator and access to roof space. Open balustrade.

Bedroom 1 (10' 8" x 10' 2") or (3.24m x 3.11m)

2 double glazed windows. Radiator.

Bathroom (8' 8" x 7' 3") or (2.64m x 2.21m)

With panelled bath with shower over, built in vanity unit with wash hand basin and mixer tap. Low level wc. Radiator. Built in linen cupboard with louvre doors. Part tiled. 2 double glazed windows.

Bedroom 2 (12' 5" x 9' 1") or (3.79m x 2.76m)

2 double glazed window. Radiator. Boarded floor.

Bedroom 3 (9' 5" x 7' 7") or (2.86m x 2.32m)

Radiator and double glazed window.

EXTERNALLY

A shared access road leads to off road parking.

Front gated and railed forecourt.

Side tarmacadam patio area and elevated garden area with access to the summer house/studio with timber decked area with stunning views across the River. Outside tap.

Store Shed

Workshop/Garden Store

Fruit Trees and Lavender bushes

Summerhouse/Studio (15' 5" x 12' 2") or (4.71m x 3.70m)

French doors and decked balcony area. Wall lights. Power points. Double glazed windows.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Broadband and Mobile phone

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

Viewing

By appointment with the Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

From our office head down Rhosmaen Street passing CKs on your right and take the next right into Alan Road. Proceed all the way down to the bottom of Alan Road and take the 2nd left into Clarendon where no 1 can be found on the left hand side.

