



Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers

12 Offices Across South Wales

**Blende Road  
Llandeilo  
Carmarthenshire.**

Price **£650 Monthly**



- AVAILABLE TO RENT
- 3 Bedroom Semi Detached Town House
- Gas Fired Central Heating & Double Glazing
- Enclosed Side Lawned Garden
- Rear Yard Area
- On Street Parking
- Conveniently Located Within Llandeilo Town
- Within Walking Distance to Town Amenities
- Council Tax Band - C
- Holding Deposit - £132.32

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

**EPC Rating: D60**

### General Description

Available To Rent - A 3 bedroom semi detached town house, conveniently located in Llandeilo Town with in walking distance to towns amenities.

The property has the benefit of gas fired central heating, double glazing, side lawned garden, rear yard area and on street parking.

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#### 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](mailto:surveys@ctf-uk.com).

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## Blende Road, Llandeilo, Carmarthenshire.

### Property Description

Available To Rent - A 3 bedroom semi detached town house, conveniently located in Llandeilo Town with in walking distance to towns amenities.

The property has the benefit of gas fired central heating, double glazing, side lawned garden, rear yard area and on street parking.

Accommodation briefly comprises: hall, lounge, sitting room, kitchen, bathroom and 3 first floor bedrooms.

### Entrance Door

Upvc double glazed sliding door into:

### Hall

Double glazed side window, stairs to first floor, understairs storage cupboard, 2 radiators, understairs concealed shower cubicle with Triton electric shower, spot lights and folding shower screen.

### Lounge (9' 10" x 10' 0") or (2.99m x 3.06m)

Feature tiled fireplace with electric fire, double glazed bay window to front, picture rail, radiator, TV point.

### Dining Room (11' 4" x 12' 0") or (3.45m x 3.65m)

Double glazed window to rear, picture rail, radiator, recess built in storage cupboards and laminate floor.

### Kitchen (9' 10" x 8' 6") or (3.0m x 2.60m)

With a range of wall and base units with work surfacing over, electric oven with gas hob and extractor over. Stainless steel single drainer sink unit, space for fridge and freezer, double glazed window and double glazed door to:

### Lean To

With separate wc, radiator, concrete steps down to double glazed door which leads to rear enclosed yard area.

### First Floor

### Landing

Radiator, window to side and coved ceiling.

### Bathroom (6' 3" x 5' 7") or (1.90m x 1.70m)

With panelled bath with electric Triton shower over, curtain rail, pedestal wash hand basin, low level wc. part tiled walls, double glazed window to rear.

## Blende Road, Llandeilo, Carmarthenshire.

### Bedroom (11' 2" x 12' 2") or (3.40m x 3.70m)

With built in wardrobe, airing cupboard housing radiator and slatted shelving, radiator and double glazed window to rear.

### Bedroom (10' 6" x 10' 6") or (3.20m x 3.20m)

Alcove shelving, pull cord for light, double glazed bay window to front and radiator.

### Bedroom (7' 10" x 7' 3") or (2.40m x 2.20m)

Double glazed window to front, radiator and coved ceiling. Built in bed.

### EXTERNALLY

Front walled forecourt area.

To the side enclosed lawned garden with gravelled area.

Enclosed concrete yard area to rear.

On Street Parking.

Concrete Block Shed

Brick built shed housing the wall mounted central heating boiler. Plumbing for washing machine.

### Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

### Viewing

By appointment with letting agents on 01558 823601

### Services

### Directions

From our office head down Rhosmaen Street passing LBS Home Centre on your left and take the next right turn into Blende Road, No 1 Blende Road is the first property on the left hand side.