



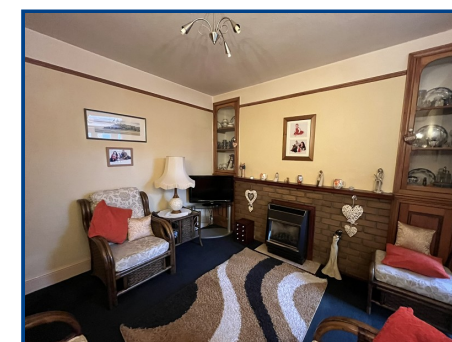
**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**14 Greenfield Place  
Llandeilo  
Carmarthenshire  
SA19 6DN**

**Price £215,000**



- Four bedroom end of terrace property
- Spacious and versatile accommodation
- Well- maintained enclosed rear garden
- Off road parking
- Sought after residential location
- EPC: F37



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

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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).

#### General Description

A well presented and generously proportioned four bedroom traditional end of terrace family home, conveniently located within walking distance of Llandeilo town centre. Offering versatile accommodation over two floors, this charming property combines period features with contemporary living and provides excellent potential for modernisation and enhancement, making it ideal for growing families or first time buyers alike.

**EPC Rating: F37**

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## Greenfield Place, Llandeilo, Carmarthenshire.

### Property Description

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The ground floor comprises a front sitting room, with a separate rear lounge which leads through into the dining room, creating a flowing and versatile living space ideal for family use and entertaining. The dining room in turn provides access to the kitchen, which is fitted with a range of units.

To the first floor, the landing provides access to four bedrooms, offering flexible accommodation suitable for family living or home working, together with a shower room fitted with shower enclosure, wash hand basin and WC.

Externally the property benefits from a lovely enclosed rear garden, thoughtfully maintained and providing a safe and private space for children, pets and outdoor entertaining. The property offers off road parking to the rear, an increasingly valuable feature within this popular residential area.

### Entrance

With stairs to first floor. Decorative cornice. Under stair cupboard. Radiator.

### Lounge (11' 1" x 12' 3") or (3.39m x 3.74m)

Double glazed window to front. Electric fire with tiled surround, hearth and timber mantle. Alcove cupboard with shelving.

### Sitting Room (10' 8" x 11' 2") or (3.24m x 3.41m)

Picture rail. Alcove display cupboards and storage cupboards. Gas fire with brick surround and tiled hearth. Wall lights.

### Dining Room (9' 3" x 8' 2") or (2.83m x 2.49m)

With double glazed patio doors into rear garden. Double glazed sky light. Radiator.

### Kitchen / Breakfast Room (10' 9" x 10' 8") or (3.27m x 3.24m)

Wall, base and drawer units. Quarry tiled floor. Part tiled walls. Stainless steel sink, drainer and mixer tap. Plumbing for washing machine. Extractor fan. Built in cupboard. Display cabinets. Double glazed window. Larder cupboard.

### Pantry (8' 1" x 4' 11") or (2.47m x 1.51m)

Quarry tiled floor, shelving, and wall units.

### First Floor

### Landing

With open balustrade access to loft space. Double glazed window.

## Greenfield Place, Llandeilo, Carmarthenshire.

### Bedroom 1 (10' 6" x 8' 2" Min) or (3.20m x 2.50m Min)

Airing cupboard with hot water cylinder and slatted shelves. Double glazed window to rear and radiator.

### Shower Room (17' 3" x 6' 1") or (5.27m x 1.85m)

With low level wc, tiled walls, heated towel rail and vanity wash hand basin. Coved ceiling, extractor fan. Wall in shower enclosure with Mira electric shower.

### Bedroom 2 (11' 2" x 8' 11") or (3.41m x 2.72m)

Double glazed window to rear and radiator.

### Bedroom 3 (8' 11" x 13' 4") or (2.71m x 4.06m)

With radiator and double glazed window to front.

### Bedroom 4 (10' 2" x 7' 10") or (3.09m x 2.40m)

Radiator and double glazed window to front.

### EXTERNALLY

Outside WC, quarry tiled floor.

Store shed 2.08 x 1.62.

Outside tap, bin store and light

Well maintained, fully enclosed rear garden with mature shrubs, established hedging, carefully shaped evergreen topiary and lawn.

To the rear of the garden there is off road parking for two cars and a gate for third party right of way.

### Local Authority

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

### Viewing Arrangements

By appointment with the sales agent.

### Broadband and Mobile phone

The mobile signal is deemed good. Ultrafast broadband is available in this area.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Directions

From our office continue down Rhosmaen Street and turn left into New Road. Proceed up New Road and turn right just before the Crown Stores and the property will be found a little way on the left hand side.

