



**30 Alan Road
Llandeilo
Carmarthenshire.**

Price **£265,000**



- Deceptively spacious five-bedroom townhouse
- Convenient town-centre location
- Garage and low-maintenance rear courtyard
- Well-proportioned accommodation with excellent family home potential
- Attractive original features
- Gas central heating
- EPC: PENDING



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.

General Description

A deceptively spacious five bedroom townhouse with integral garage, set in prime central location close to Llandeilo's shops, cafes and schools. Offering well proportioned accommodation and a low maintenance rear courtyard, this property presents excellent family-home potential.

EPC Rating: D60

Alan Road, Llandeilo, Carmarthenshire.

Property Description

A deceptively spacious five-bedroom townhouse with integral garage, ideally positioned within easy walking distance of Llandeilo town centre and its wide range of amenities, including shops, cafés and schools.

This traditional property features rendered elevations beneath a slate roof and offers generous accommodation comprising an entrance hall, lounge, kitchen/breakfast room, utility room, separate WC, five bedrooms and a bathroom. Externally, the property benefits from a garage and a rear low maintenance court yard.

Llandeilo is well located for access to the M4, the county town of Carmarthen, and is approximately one hour's drive from Cardiff, with Llanelli and Swansea both around 30 minutes away. A variety of leisure amenities are within walking distance, including tennis courts, playing fields, Penlan Park and the renowned Dynevor Park, home to its historic castle, nature walks and wildlife reserve.

The area is also a popular tourist destination, with notable attractions such as Dinefwr Castle, Carreg Cennen Castle, Dryslwyn Castle, Aberglasney Gardens and the National Botanic Garden of Wales all within a short drive.

Entrance

With double glazed window. Decorative cornice. Stairs to first floor. Radiator.

Living/Dining Room (11' 7" Max x 24' 8") or (3.52m Max x 7.52m)

With double glazed bay window to front. Storage cupboard. Internal window into kitchen, coved ceiling and two Radiators.

Kitchen / Breakfast Room (15' 0" x 11' 9") or (4.56m x 3.59m)

With base level units and draws. Plumbing for dishwasher. Stainless steel sink and drainer. Sky lights. Access to under stair cupboard. Decorative cornice, extractor fan and radiator.

Utility Room (10' 2" x 5' 10") or (3.10m x 1.79m)

With base units. Stainless steel sink with drainer, plumbing for washing machine and appliance space. Double glazed door to rear court yard and internal door to garage. Window and radiator.

Pantry (3' 7" x 4' 7") or (1.08m x 1.40m)

With light and shelving.

Garage (16' 0" x 12' 0") or (4.87m x 3.65m)

With exposed red brick, double glazed window and sliding double doors. Shelving, concrete floor and radiator.

First Floor

Landing

Split staircase. Double glazed window. Access to loft space.

Alan Road, Llandeilo, Carmarthenshire.

Bathroom (7' 5" x 5' 0") or (2.27m x 1.52m)

With low level WC, panelled bath and wash hand basin. Storage cupboard with sliding door. Worcester boiler. Part tiled walls and double glazed window.

Separate WC (2' 9" x 5' 2") or (0.84m x 1.57m)

With low level WC and double glazed window.

Bedroom 1 (13' 11" x 11' 11") or (4.24m x 3.63m)

With double glazed bay window to rear and coved ceiling.

En Suite (5' 10" x 4' 9") or (1.77m x 1.46m)

With low level WC, shower cubicle with mains shower. Wash hand basin, extractor fan and part tiled walls.

Bedroom 2 (12' 4" x 9' 2") or (3.75m x 2.79m)

With double glazed window. Radiator.

Bedroom 3 (11' 9" x 8' 11") or (3.58m x 2.71m)

Double glazed window. Radiator.

Bedroom 4 (8' 6" x 6' 9") or (2.59m x 2.05m)

With double glazed window. Radiator.

Second Floor.

Bedroom 5 (17' 7" x 9' 3") or (5.35m x 2.83m)

Attic room with restricted head room Double glazed window and an arched sash window. Walk in cupboard.

EXTERNALLY

With storage shed, outside light and low maintenance rear yard. Raised borders and pedestrian access to rear lane.

Local Authority

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

Broadband and Mobile phone

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

From our office continue down Rhosmaen Street. After the CKs store turn right into Alan Road. Continue down the road and the property will be found on the right hand side.

