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.

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.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Apartment 6
Llysmorfa
Llandeilo
Carmarthenshire SA19 6AS

Price **£115,000**

- Spacious 1 Bedroom Modernised 2nd Floor Apartment
- Designated Parking & External Storage Area
- Kitchen/Diner/Living Area, Shower Room & Bedroom
- Convenient Town Centre Location
- Fine Views over the Town with attractive countryside views
- Leasehold
- Gas Central Heating

General Description

EPC Rating: E50

Beautifully Presented One-Bedroom Apartment with Character, Far-Reaching Views & Allocated Parking, Ideally Situated in the Heart of Llandeilo

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Llysmorfa, Llandeilo, Carmarthenshire.

Property Description

A well presented one bedroom light and spacious second floor apartment finished to a high standard with fine views over the towns' roof tops.

Set in a conservation area, the property has managed to retain many character features to include the large sash windows and has been tastefully modernised to provide hall, kitchen/diner/living area, bedroom and shower room. The property benefits from gas fired central heating, intercom system, an external handy storage area and designated courtyard parking space.

Situated within Llandeilo town which offers a wide and varied range of amenities to include bank, 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 town 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 Castle, Carreg Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

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Rear External Door to a Communal Hall with stairs to first and second floor.

Door to:

Entrance Hall

With radiator, coat hooks, timber boarded floor and intercom service.

Kitchen / Dining / Living Room (20' 6" x 15' 9" Max) or (6.26m x 4.80m Max)

narrowing down to 3.97m.
Living area with timber boarded floor, sash bay window and radiator. Telephone and TV point.

Kitchen area with laminate floor, sash window, breakfast bar and radiator. Integrated oven and gas hob with extractor hood over. Wall, base and drawer units, stainless sink and drainer with mixer tap. Appliance space and plumbing for washing machine. Part tiled wall.

Bedroom (12' 0" x 8' 11") or (3.66m x 2.71m)

With sash window to rear, radiator, built in cupboard with Worcester gas fired combination boiler.

Inner Hall

Radiator and timber boarded floor.

Shower Room (7' 2" x 10' 2") or (2.19m x 3.10m)

With low level WC, walk in shower enclosure with mains rainfall shower head and hand held attachment. Extractor fan, pedestal wash hand basin, radiator, laminate floor and sash window to rear. Part respatex and part tiled.

Llysmorfa, Llandeilo, Carmarthenshire.

EXTERNALLY

Designated Parking Area

Store Room (8' 7" x 9' 11") or (2.61m x 3.03m)

With concrete floor, shelving and light.

Service Charge

We are informed that there is a maintenance charge of £75.00 per month for the freehold area of the building with each owner having a share of the responsibility.

Local Authorities

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

Viewing

By appointment with selling agents.

Broadband and Mobile phone

Mobile signal and broadband is deemed good in this area. Ultrafast broadband is available.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Leasehold

Council Tax

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Directions

From our office head down Rhosmaen Street turning right before the Church. Head up the one way around the corner where Llysmorfa Apartments can be found on the left hand side.