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

**Heol Y Garreg Las
Llandeilo
Carmarthenshire.**

Price **£165,000**



- Semi Detached 3 Bedroom House
- Occupying a spacious plot
- Gas Central Heating
- Double Glazing
- Front and Rear Garden
- Llandeilo town
- EPC: Pending



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.

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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.

General Description

A semi detached 3 bedroom family home occupying a spacious plot with garden to front and rear. It has the benefit of gas central heating and double glazing.

EPC Rating: C70

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Heol Y Garreg Las, Llandeilo, Carmarthenshire.

Property Description

This property is a well proportioned three bedroom semi detached house set within Llandeilo town. The property offers light and spacious accommodation, comprising an entrance hall, lounge, kitchen/dining room, utility area and shower room on the ground floor with three bedrooms at first floor. It provides a fantastic opportunity to create a comfortable family home in a desirable location.

Situated in the historic and vibrant town of Llandeilo, the property is within easy reach of a wide range of local shops, cafes, schools and leisure facilities. The town is well connected, with excellent road links via the A40 and A483, and a train station offering services to Swansea and beyond.

Double Glazed Door

to:
Entrance Hall
Stairs to first floor, radiator and meter box. Laminate flooring.

Lounge (13' 0" x 15' 9") or (3.95m x 4.79m)

With dado rail, radiator, double glazed window to front and feature fireplace with timber surround and hearth. Laminate flooring and coved ceiling.

Inner Hall

Utility / Pantry

With wall mounted gas central heating boiler. Plumbing for washing machine, double glazed window and tiled floor.

Shower Room (6' 1" x 6' 4") or (1.86m x 1.94m)

With vanity unit with wash hand basin and mixer tap, shower area and low level wc. Tiled walls, pull switch and heated towel rail.

Kitchen/ dining room (15' 5" Max x 11' 7") or (4.70m Max x 3.53m)

With a range of wall, drawer and base units with fitted worktops, sink unit with mixer tap, electric oven and hob with extractor hood above. Double glazed window, tiled floor, down lights, radiator and dado rail.

Rear Porch (3' 1" x 5' 3") or (0.93m x 1.59m)

Tiled floor, coat hooks and double glazed door.

Heol Y Garreg Las, Llandeilo, Carmarthenshire.

First Floor

Stairs to first floor landing with double glazed window, access to roof space and laminate flooring.

Bedroom 1 (18' 9" Max x 9' 5") or (5.71m Max x 2.87m)

Built in cupboard with shelving. 3 double glazed windows, picture rail and feature timber surround fireplace.

Bedroom 2 (13' 8" x 9' 1") or (4.17m x 2.78m)

Radiator, 2 double glazed windows, built in cupboard with shelving and picture rail.

Bedroom 3 (9' 4" x 10' 0") or (2.85m x 3.04m)

Radiator, picture rail and 2 double glazed windows.

EXTERNALLY

The propetty occupies a spacious plot with front and side lawned garden area. To the rear is a paved patio and lawned garden with timber store shed.

Side shed with double glazed door

Lean-to Store Shed

Outside light and external power points.

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. Please check with your provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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Directions

From our office continue down Rhosmaen Street. After the LBS home improvement centre take a left hand turn up into Heol Y Garreg Las and the property can be found on the left at the top of the road.

