



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

**Flat 3
4 King Street
Llandeilo
Carmarthenshire.**

Price £525 Monthly



- Available to Rent
- Prime Town Centre Location
- 1 Bedroom Flat
- Gas Central Heating
- Council Tax Band A
- EPC: D64
- Holding Deposit £100.00
- Bond £625.00
- Term 6 Month

General Description

An attractive 1 bedroom flat in a prime location for town centre of Llandeilo and its amenities. It also has the benefit of Gas central heating.

EPC Rating: D64

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.

4 King Street, Llandeilo, Carmarthenshire.

Property Description

AVAILABLE TO RENT - An attractive 1 bedroom flat in a prime location for the town centre of Llandeilo and its amenities. It has the benefit of Gas central heating.

The property is available on a 6 month short hold tenancy with a bond of £500.00 payable.

Lounge (18' 6" x 14' 4") or (5.63m x 4.36m)

With wall mounted radiator, power points and TV point.

Kitchen (6' 2" x 12' 2") or (1.89m x 3.72m)

Range of base and wall units, single drainer sink unit with mixer tap, electric hob and cooker. Fridge.

Bathroom (5' 11" x 7' 1") or (1.81m x 2.16m)

With a 3 piece suite in white.

Bedroom (11' 1" x 10' 10") or (3.38m x 3.31m)

With radiator and power points.

Services

Services: Mains water, gas and electricity. Gas central heating.

Viewing

By appointment with the Agents.

Broadband & Mobile Signal

Broadband and mobile signal is deemed to be good in this location.

Services

Mains electricity, mains drainage, mains water, mains gas

Directions

From our office continue down Rhosmaen Street towards the Church. Just before the Church take the right hand turn into King Street and after about 200 yards you will see a retail outler called Toast. Proceed up the steps into the building follow down the corridor to the inner door. Proceed up the stairs to the first floor landing where Flat 3 will be found.