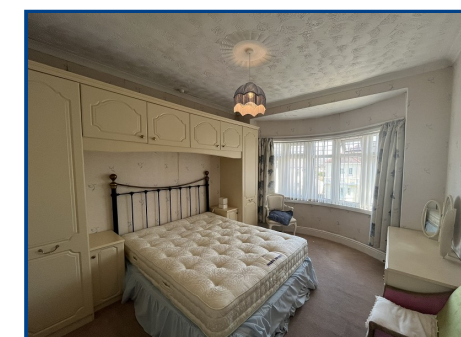




**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**Diana Road  
Llandeilo  
Carmarthenshire.**

Price **£325,000**



- Highly Desirable Location
- Semi Detached Three Bedroom Property
- Detached Garage
- Rear Garden With Patio and Lawned Area
- Ample Off-road Parking
- In Need of Modernisation

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

**Important notice**

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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](mailto: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.

## General Description

A well-presented and versatile three-bedroom home situated in a desirable residential area on the fringes of Llandeilo town.

The ground floor accommodation comprises a kitchen, living room, reception room, shower room with WC, a bright sun room to the rear offers a delightful spot to enjoy the garden throughout the seasons. To the first floor, the

## Diana Road, Llandeilo, Carmarthenshire.

### Property Description

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The ground floor accommodation comprises a kitchen, living room, reception room, shower room with WC, a bright sun room to the rear offers a delightful spot to enjoy the garden throughout the seasons. To the first floor, the property offers three well-proportioned bedrooms, all benefiting from good natural light, along with a family bathroom.

The property boasts a beautifully established and well-maintained rear garden. A generous lawn is bordered by a rich variety of mature shrubs, trees and flowering plants, creating a colourful backdrop throughout the seasons. The property also benefits from a side shared drive way leading to a detached garage.

The property enjoys a pleasant setting to enjoy the charm and convenience of Llandeilo living, with its excellent range of independent shops, cafes and local amenities close at hand.

### Hallway (10' 10" x 6' 2") or (3.30m x 1.88m)

With parquet flooring. Stairs to first floor. Coved ceiling. Double glazed window. Double glazed door. Radiator.

### Kitchen (19' 8" x 6' 8") or (6.00m x 2.04m)

With a range of floor and eye level cupboards. 4 ring gas hob. Stainless steel sink and drainer. Part tiled walls. Built in wardrobe with glass front. Plumbing for washing machine. Picture rail. Quarry tiled flooring. Window to sunroom.

### Pantry (2' 10" x 8' 4") or (0.86m x 2.54m)

With tiled worktop. Double glazed window. Shelving.

### Living Room (14' 2" x 11' 10") or (4.33m x 3.60m)

With double glazed window. Coved ceiling. FIREPLACE??? Shelving.

### Shower Room (4' 9" x 6' 1") or (1.44m x 1.85m)

With low level WC. Vanity unit. Double glazed window. Shower cubicle. Part tiled walls.

### Sun Room (10' 8" x 8' 4") or (3.25m x 2.55m)

With tiled floor. Door to rear garden. Double glazed windows.

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### Reception Room. (10' 6" x 10' 6") or (3.20m x 3.21m)

With double glazed bay window. Coved ceiling. 2 radiators.

### First Floor.

### Landing

With double glazed window on stairs. Coved ceiling. Access to roof space.

### Bedroom 1 (10' 9" x 10' 8") or (3.28m x 3.26m)

With bay window. Coved ceiling. Radiator.

### Bedroom 2 (12' 1" x 11' 8") or (3.69m x 3.55m)

With built in cupboards and dressing table. Coved ceiling. Double glazed window. Coved ceiling. Radiator.

### Bedroom 3 (12' 1" x 9' 7") or (3.68m x 2.91m)

With coved ceiling. Double glazed window. Radiator.

### Bathroom (8' 5" x 8' 11") or (2.57m x 2.72m)

With low level WC, panelled bath with shower attachment. Part tiled walls. Built in cupboard with Worcester Gas Boiler and slated shelves.

### EXTERNALLY

The property boasts a well-maintained rear garden. A generous lawn is bordered by a rich variety of mature shrubs, trees and flowering plants, creating a colourful backdrop throughout the seasons.

### Detached Garage (15' 4" x 8' 3") or (4.68m x 2.52m)

With double doors, concrete floor. Power and light.

### Local Authority

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

### Viewing Arrangements

By Appointment With The Selling Agent.

### Broadband and Mobile phone

The mobile and broadband signal is standard. Please check with your mobile provider.

### Services

### Council Tax

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