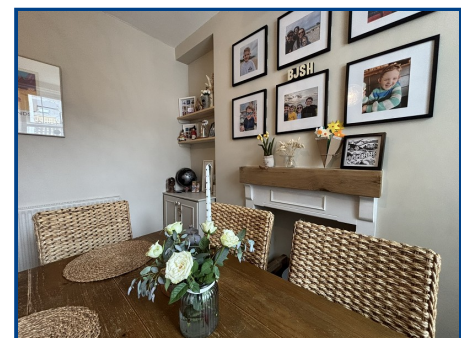




**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**9 Thomas Street  
Llandeilo  
Carmarthenshire  
SA19 6LB**

**Price £245,000**



- Beautifully presented 3-bedroom semi-detached home
- Kitchen, Living room, Dining room, Utility & Family Bathroom
- Useful Cellar Room
- Bright and welcoming living spaces
- Move-in ready condition
- Walking Distance To Town Centre
- Gas Central Heating and Double Glazing
- Low Maintenance Enclosed Rear Garden
- EPC: Pending

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**

This beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, perfectly suited to modern family living. Stylishly arranged throughout, the property boasts a bright and welcoming atmosphere with generously proportioned rooms and a well-designed layout.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

## Thomas Street, Llandeilo, Carmarthenshire.

### Property Description

This beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, perfectly suited to modern family living. Stylishly arranged throughout, the property boasts a bright and welcoming atmosphere with generously proportioned rooms and a well-designed layout.

The ground floor comprises a living room, dining room with access to the kitchen, and utility room with WC. To the first floor, the landing provides access to three bedrooms, offering flexible accommodation suitable for family living or home working, together with a family bathroom.

Externally, the property enjoys an attractive enclosed rear garden with patio seating area and low-maintenance artificial lawn.

Conveniently located within easy reach of local amenities, schools and transport links, this is a wonderful opportunity to acquire a stylish and practical family home.

### Hallway

With timber boarded floor. Cornice. Stairs to first floor. Radiator.

### Living Room (14' 1" x 11' 8") or (4.28m x 3.56m)

With double glazed bay windows. Coved ceiling. Woodburner.

### Dining Room (11' 3" x 10' 6") or (3.42m x 3.20m)

With timber boarded floor. Alcove with mantle over and quarry tiled hearth. Double glazed window.

### Kitchen (11' 3" x 10' 2") or (3.42m x 3.09m)

With quarry tiled floor. Eye and floor level cupboards. Ceramic sink with mixer tap. Double glazed window. 5 ring gas hob with electric oven and extractor hood. Tiled splash back. Door to cellar. Radiator.

### Utility / W.C (9' 11" x 4' 1") or (3.01m x 1.25m)

With low level WC and wash hand basin. Plumbing for washing machine. Quarry tiled floor. Roof access. Double glazed window. Baxi gas boiler.

### Cellar (10' 2" x 7' 11") or (3.10m x 2.41m)

With exposed stone walls. Concrete floor. Power and light.

### First Floor

#### Landing

With open balustrade. Attic access. Radiator.

### Bedroom 1 (10' 4" x 10' 4") or (3.14m x 3.15m)

Double glazed window. Radiator.

## Thomas Street, Llandeilo, Carmarthenshire.

### Bathroom (10' 0" x 7' 7") or (3.06m x 2.31m)

With low level WC and wash hand basin built in vanity unit with cupboards under. Panelled bath with mixer tap. Tiled shower cubicle with mains shower. Part tiled walls. Timber boarded floor.

### Bedroom 2 (10' 2" x 14' 0") or (3.09m x 4.27m)

With double glazed window. Radiator.

### Bedroom 3 (5' 11" x 7' 10") or (1.81m x 2.40m)

Double glazed window. Radiator.

### EXTERNALLY

#### Garden

The rear garden has been thoughtfully designed to provide a low-maintenance yet highly functional outdoor space, ideal for both relaxation and family living.

A paved patio for a seating area, while steps lead up to an enclosed artificial lawn, creating a safe and versatile area for children's play or outdoor enjoyment. Bordered by mature shrubs and fencing, the garden enjoys a pleasant degree of privacy together with an attractive outlook.

### Council Tax

Band D

### 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 Arrangements

By Appointment With The Selling Agents.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Directions

From our office continue down Rhosmaen Street passing the CKs store on the right. Turn left into Alan road and proceed to the bottom. Turn left into Thomas Street, continue along this road and No. 9 Thomas Street will be found on the left hand side.

