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Estate Agents & Auctioneers**
12 Offices Across South Wales



**26 Alan Road
Llandeilo
Carmarthenshire
SA19 6HU**

Price £305,000



- Spacious 4 Bedroom Property
- 2 Reception Room, Kitchen, Dining Room & Pantry
- Cellar with Two Rooms
- Mature Low Maintenance Garden
- EPC: Pending
- In Walking Distance To Town Centre
- On-street Parking

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.

General Description

Situated in a pleasant residential area of Llandeilo, Alan Road is a charming home brimming with olde worlde character, blending traditional appeal with comfortable, practical living.

The property offers well-proportioned accommodation including four bedrooms, a family bathroom and an ensuite, along with two reception rooms. a dining room and a kitchen. providing versatile soace suited to modern dav life

Alan Road, Llandeilo, Carmarthenshire.

Property Description

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The property offers well-proportioned accommodation including four bedrooms, a family bathroom and an ensuite, along with two reception rooms, a dining room and a kitchen, providing versatile space suited to modern day life while retaining a sense of warmth and timeless style.

Further enhancing the accommodation are two useful cellar rooms with utility facilities. Externally, it benefits from a manageable garden, ideal for relaxing or entertaining, and enjoys a convenient location within easy reach of the town's independent shops, amenities, and the beautiful surrounding countryside.

Entrance Hall

With wooden front door and window over. Stairs to first floor. Original wooden flooring. Decorative cornice.

Living Room (11' 6" x 11' 6") or (3.51m x 3.50m)

With built in cupboard. Open fireplace with tiled surround. Double glazed sash window. Traditional radiator.

Reception Room. (16' 5" x 13' 0") or (5.00m x 3.96m)

With bay window. Open fireplace. Timber boarded flooring. Coved ceiling.

Inner Hall

Quarry tiled flooring. Shelving over.

Pantry (6' 11" x 3' 8") or (2.11m x 1.13m)

With quarry tiled flooring. Double glazed sash window. Shelving.

Dining Room (11' 6" x 9' 11") or (3.51m x 3.03m)

With quarry tiled flooring. Oven with open fireplace. Built in cupboard. Door to side. Double glazed sash window.

Kitchen (10' 10" x 4' 11") or (3.30m x 1.51m)

With floor and eye level cupboards. Ceramic sink with mixer tap. Timber worktops and drainer. Shelving. Feature open fireplace. Side door to rear garden.

Cellar

Room 1. (10' 11" x 15' 7") or (3.33m x 4.76m)

With base units and ceramic sink. Plumbing for washing machine. Hot water system. Gas boiler. Double glazed window. Power. Concrete floor.

Room 2. (14' 6" x 4' 2") or (4.41m x 1.27m)

Exposed stone walls. Brick floor. Radiator.

First Floor

Bedroom 1 (7' 0" x 8' 11") or (2.13m x 2.73m)

Timber wooden flooring. Double glazed sash window.

Bedroom 2 (10' 1" x 16' 6") or (3.08m x 5.04m)

Bay window. Timber boarded flooring. Marble surround open fireplace. Coved ceiling.

Bedroom 3 (11' 5" x 10' 9") or (3.49m x 3.28m)

With open fire. Timber wooden flooring. Radiator.

Bathroom (4' 11" x 7' 11") or (1.49m x 2.41m)

With freestanding roll top bath. Wash hand basin with cupboard under. Towel rail. Sash double glazed window. Roof access. Built in cupboard. Radiator.

Bedroom 4 (11' 11" x 11' 7") or (3.63m x 3.53m)

Open fireplace with tiled hearth and wooden surround. Sash double glazed window. Pedestal wash hand basin. 2 Radiator.

Wet Room (4' 11" x 4' 7") or (1.51m x 1.39m)

Low level WC. Tiled floor and wall. Mains shower. Bidet. Radiator. Double glazed window.

EXTERNALLY

Garden

The property benefits from a charming, cottage-style garden with a relaxed and natural layout. A central lawn is bordered by dense, slightly wild planting beds filled with seasonal flower.

A narrow paved path runs along one side, leading to pedestrian access to the rear of the property. The garden also includes a graveled seating area.

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

Services

Mains gas, electric, drainage and water.

Services

Mains water, mains drainage, mains gas, mains electricity

Tenure

Freehold

Council Tax

D

Directions

From our office continue down Rhosmaen Street. After the CKs store turn right into Alan Road. Continue down the road and the property will be found on the right hand side.

