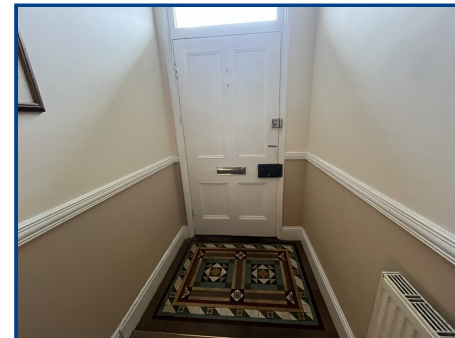




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**28 Alan Road
Llandeilo
Carmarthenshire.**

Price **£345,000**



- Substantial four-bedroom semi-detached home
- Sought-after residential location
- Wealth of original period features
- Feature fireplaces
- Cellar
- Walking distance to Llandeilo town centre
- 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.

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

An Elegant Four Bedroom Semi-Detached Residence with Period Grandeur.

A beautifully proportioned four-bedroom semi-detached home, brimming with character and original architectural features. Located on the sought-after Alan Road within walking distance of Llandeilo town centre.

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Alan Road, Llandeilo, Carmarthenshire.

Property Description

An Elegant Four Bedroom Semi-Detached Residence with Period Grandeur.

A beautifully proportioned four-bedroom semi-detached home, brimming with character and original architectural features. Located on the sought-after Alan Road within walking distance of Llandeilo town centre, this impressive period property offers generous accommodation arranged over multiple levels, including a useful cellar, and benefits from an enclosed rear garden.

Internally, the home retains a wealth of original features including high ceilings, decorative cornicing, picture and dado rails, feature fireplaces, traditional sash windows and attractive quarry tiled flooring; all combining to create a wonderful feeling of grandeur throughout.

A welcoming entrance hallway with original decorative quarry tiled floor and original detailing sets the tone for the rest of the property.

Two generous reception rooms provide excellent family and entertaining space, both enjoying high ceilings and feature fireplaces as focal points.

The modern kitchen and dining room with log burner, quarry tiled floor and Fitted with a range of cream shaker-style wall and base units complemented by granite worktops, the space provides ample storage and preparation areas. Generous proportions allow space for both dining and relaxed seating, making this a versatile and inviting heart of the home.

A useful cellar provides excellent storage space and potential for a variety of uses, subject to any necessary consents.

The first floor comprises four bedrooms, each continuing the theme of high ceilings and character detailing. A family bathroom serves this level.

Outside to the front, the property is set behind a traditional brick wall with wrought iron railings, enhancing its period appeal. To the rear, an enclosed garden provides scope for landscaping or further enhancement.

Front Door

Entrance Hall

With decorative quarry tiled floor, dado rail, radiator, cornices and stairs to first floor.

Sitting Room (15' 11" x 12' 10") or (4.86m x 3.90m)

into bay. Sash windows, picture rail, decorative coving, log burner with slate hearth and marble surround. Radiator.

Snug (10' 4" x 11' 6") or (3.15m x 3.51m)

With picture rail, radiator, alcove cupboards and decorative open fireplace with tiled hearth and timber mantle. Pendant light.

Kitchen/ dining room

Dining area 4.69 x 2.04

Quarry tiled floor, two double glazed sky lights and double glazed patio door into rear garden. Down lights.

Kitchen area 3.08 x 5.17

Wall, base and drawer units with granite work surfaces. Double glazed sash window, part tiled walls and stainless steel sink unit. Rangemaster five ring gas hob. Integrated dishwasher and washing machine. Radiator. Log burner with slate hearth, tiled and timber surround.

Pantry (5' 10" x 3' 7") or (1.79m x 1.08m)

Quarry tiled floor, sash window and work surface.

Cellar

Store area 1 1.28 x 4.40

Store area 2 2.94 x 4.81

with white washes stone walls, light and power.

First Floor

Half landing.

Rear Landing

With access to loft space.

Alan Road, Llandeilo, Carmarthenshire.

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 electricity, mains water, mains gas, mains drainage

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.

Bathroom (7' 10" x 9' 1") or (2.40m x 2.76m)

With traditional heated towel rail radiator, two double glazed sash windows, timber floor, low level WC and panelled bath. Pedestal wash hand basin, shower enclosure with mains shower, down lights and part tiled walls.

Bedroom 1 (10' 6" x 11' 0") or (3.19m x 3.35m)

With two double glazed windows, radiator, picture rail, coved ceiling and open fireplace with decorative tiled and slate surround.

En Suite Toilet (5' 0" x 4' 5") or (1.52m x 1.35m)

With part tiled walls, low level WC and basin with vanity cupboard incorporated. Down lights, sash window and radiator.

Front Landing

With dado rail, coved ceiling and open balustrade.

Bedroom 2 (10' 10" Min x 11' 11") or (3.31m Min x 3.62m)

With radiator, double glazed sash window, dado rail and decorative fireplace with tiled hearth and slate surround. Coved ceiling.

Bedroom 3 (10' 11" x 16' 4" Max) or (3.32m x 4.98m Max)

Into bay. Picture rail, coved ceiling, decorative fireplace with slate surround and tiled hearth. Sash window to front, radiator, alcove cupboard and shelving.

Bedroom 4 (7' 2" x 8' 10") or (2.18m x 2.69m)

With sash window and picture rail.

EXTERNALLY

Enclosed rear garden with borders and paved patio area. Outside light and tap. Side access. Timber store shed.

Outhouse/ Boiler Room (4' 6" x 4' 9") or (1.37m x 1.44m)

With plumbing for washing machine. Sash window, quarry tiled floor and Logic gas boiler.

