



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

**3 Latimer Road
Llandeilo
Carmarthenshire
SA19 6HS**

Price £199,950



- Two Double Bedrooms
- Mid Terrace Town House
- With Garden and Storage Shed
- On Street Parking
- Within Walking Distance To Town Centre
- 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 14 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.

General Description

A charming two-bedroom traditional terraced home, ideally situated within walking distance of Llandeilo town centre and its excellent range of independent shops, cafés and amenities.

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Latimer Road, Llandeilo, Carmarthenshire.

Property Description

A charming two-bedroom traditional terraced home, ideally situated within walking distance of Llandeilo town centre and its excellent range of independent shops, cafés and amenities.

Full of character and original features, the property offers well-proportioned accommodation throughout. To the ground floor are two inviting reception rooms, both featuring log burners which create a warm and cosy atmosphere. The layout provides flexible living and dining space, ideal for everyday living or entertaining.

Upstairs, there are two generous double bedrooms, each benefiting from built-in cupboards, offering excellent storage. The property retains a wealth of original character, adding to its overall appeal.

Externally, the enclosed rear garden provides a pleasant and private outdoor space, incorporating patio and lawn areas with established planting — perfect for relaxing or enjoying warmer months.

A delightful home combining period charm with practical living, in a sought-after residential location.

Entrance (4' 7" x 3' 4") or (1.39m x 1.01m)

Front door to porch area. Tiled floor.

Inner Hall

With solid oak flooring. Stairs to first floor with under stair storage and built in cupboard. Sash window. Radiator.

Living Room (13' 5" x 13' 8") or (4.10m x 4.16m)

With wood burner on slate hearth. Wall lights. Picture rail. Storage cupboards. Double glazed sash window. Radiator.

Dining Room (11' 6" x 11' 0") or (3.50m x 3.36m)

Double doors from all into dining room. Solid oak flooring. Wood burner on slate earth. Built in cupboard and shelving. Double glazed sash window. Radiator.

Kitchen (18' 1" x 5' 11") or (5.50m x 1.80m)

With floor, eye and base level units. 4 ring gas hob with integrated whirlpool electric oven under. Plumbing for washing machine. Stainless steel sink with drainer. Worcester boiler. Breakfast bar. Double glazed window. Double glazed door to rear patio area. Radiator.

First Floor

Half Landing

With double glazed sash window.

Landing Area

Landing with access to loft space. Open balustrade.

Latimer Road, Llandeilo, Carmarthenshire.

Bedroom 1 (11' 1" x 10' 5") or (3.37m x 3.18m)

Double glazed sash window. Built in cupboards. Feature cast iron open fire place. Radiator.

Bedroom 2 (11' 8" x 9' 1") or (3.55m x 2.76m)

With built in cupboard. Double glazed windows. Coved ceiling. Radiator.

Bathroom (8' 7" x 6' 6") or (2.61m x 1.98m)

With tiled floor and walls. Heated towel rail. Hand wash basin with mixer tap. Low level WC. Panelled bath with mixer tap. Mains shower over. Radiator.

EXTERNALLY

The rear garden offers a charming and well-established outdoor space, thoughtfully arranged to create both interest and practicality.

A paved and brick pathway leads from the house through attractively stocked borders, featuring a variety of shrubs, seasonal planting and rockery details. There is a level lawn area providing space for seating, whilst timber fencing to the boundaries ensures privacy.

To the rear, a useful garden shed offers additional storage, and the garden enjoys a pleasant outlook. Overall, a delightful enclosed garden combining patio, lawn and planted areas – ideal for relaxing or entertaining.

Viewing Arrangements

By appointment with the selling agents.

Broadband and Mobile phone

Super fast broadband is available in this area. Mobile phone signal is deemed good, check with your network provider.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

From our office continue down Rhosmaen Street and turn right into Crescent Road. Turn left into Latimer Road and the property will be found on the right hand side.

