



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

**Kimberley Villa  
Talley Road  
Llandeilo  
Carmarthenshire.**

Price **£550,000**



- Immaculate Four-bedroom Detached Home
- Ample Parking With Two Garages
- Beautiful Rear Garden, Greenhouse & Shed
- Three Quarters Of A Mile To Llandeilo Town Centre
- Fine Views Over Neighbouring Farm Land
- Two En-Suite Shower Rooms
- EPC: PENDING



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

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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](mailto:surveys@ctf-uk.com).

**General Description**

A beautifully presented four-bedroom detached property, just a short distance from the popular market town of Llandeilo. Kimberly Villa offers spacious and tastefully appointed accommodation. The property is immaculately maintained throughout, with light-filled reception rooms and well-proportioned bedrooms, all finished in a stylish and neutral decor.

## Talley Road, Llandeilo, Carmarthenshire.

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Externally, the property is equally impressive. To the front, there is ample off-road parking together with two garages, providing excellent storage and secure parking options. The immaculate gardens are beautifully maintained and thoughtfully arranged, offering lawned areas, established planting and attractive seating spaces ideal for relaxing or entertaining. In addition, a garden shed and greenhouse further enhance the practicality of the outdoor space, perfect for keen gardeners or those seeking additional storage.

Its location provides the perfect balance of tranquillity and convenience, with easy access to Llandeilo's excellent range of independent shops, cafés, restaurants and highly regarded schools, along with beautiful surrounding countryside and nearby attractions such as Dinefwr Park.

Kimberly Villa represents an outstanding opportunity to acquire a detached family home in one of Carmarthenshire's most desirable areas.

### Entrance

With double glazed front door. Cloak room with hanging rail and shelving. Stairs to first floor. 2 Double glazed windows. 2 Radiators.

### W.C.

Low level WC. Wash hand basin. Radiator.

### Living Room (19' 10" x 11' 9") or (6.05m x 3.58m)

With double glazed bay window with seating area. Coved ceiling. Gas fireplace with oak mantle over. 2 Radiator.

### Office (9' 2" x 5' 6") or (2.80m x 1.68m)

Step down to office space. Built in shelving. Double glazed window. Radiator.

### Kitchen (18' 6" x 7' 9") or (5.63m x 2.37m)

Floor and eye level units. 5 ring gas hob with eye level electric oven. Bowl and half stainless steel sink with drainer. Pendant lighting. Breakfast bar. Double glazed window. Door to rear.

### Dining Area (15' 1" x 8' 5") or (4.60m x 2.57m)

With double glazed double doors to rear patio area.

### Utility Room (11' 5" x 8' 1") or (3.48m x 2.46m)

With plumbing for washing machine. Stainless sink and drainer. Shelving. Door to side pathway to rear garden and drive way to the front.

### First Floor

### Landing

With open balustrade staircase. Walk in storage cupboard. Cupboard with hanging rail and shelving. Access to loft space. Radiator.

### Bedroom 1 (11' 5" x 8' 0") or (3.49m x 2.45m)

With double glazed window. Radiator.

### Bathroom (4' 11" x 7' 11") or (1.51m x 2.41m)

With low level WC, panelled bath with mixer tap and shower attachment. Part tiled walls. Wall light. Double glazed window. Radiator.

### Bedroom 2 (9' 1" x 12' 6") or (2.77m x 3.80m)

With built in cupboard with hanging rail and shelving. Double glazed window. Radiator.

### Bedroom 3 (11' 10" x 11' 5") or (3.60m x 3.47m)

With double glazed window. Radiator.

### En Suite (8' 3" x 3' 10") or (2.52m x 1.16m)

With low level WC, shower cubicle with mains shower, and hand wash basin. Light with shaving point. Extractor fan. Part tiled walls.

### Bedroom 4 (12' 7" x 9' 6") or (3.84m x 2.90m)

With built in cupboard with hanging rail and shelving. Built in cupboard with shelving. Double glazed window. Radiator.

### En Suite (9' 4" x 4' 8") or (2.84m x 1.41m)

With low level WC, wash hand basin with mixer tap, shower cubicle with mains shower. Light with shaving point. Part tiled walls. Radiator.

### Services

Mains electricity, mains water and mains drainage.

### Broadband and Mobile phone

Super fast broadband is available at this property. Please check with your mobile provider.

### Viewing

By appointment with the Selling Agents.

### Services

### Tenure

Freehold

### Council Tax

E

### Directions

From our office head down Rhosmaen Street to the roundabout. Proceed across the roundabout signposted Llandovery and take the next left signposted Talley. Proceed up the hill where the property can be found on the left hand side.

