



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

**80 New Road
Llandeilo
Carmarthenshire
SA19 6DF**

Price £189,000



- Stunning newly renovated three bedroom town house
- Stylish accommodation arranged over three floors
- Open plan living, kitchen and breakfast room
- Under floor heating throughout the ground floor
- Contemporary fitted kitchen with ample storage and workspace
- Enclosed rear garden with patio area and lawn
- Ready for immediate occupation
- Early viewing highly recommended
- 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

This beautifully refurbished three bedroom townhouse offers stylish, contemporary living arranged over three floors, finished to a high standard throughout and ready for immediate occupation.

Early viewing is highly recommended to appreciate all this exceptional home has to offer.

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Property Description

This beautifully refurbished three bedroom townhouse offers stylish, contemporary living arranged over three floors, finished to a high standard throughout and ready for immediate occupation.

The property opens into an impressive open plan living, kitchen and breakfast room, creating a light and sociable space ideal for modern living and entertaining. The kitchen area is thoughtfully designed with ample workspace and storage, complemented by under floor heating across the ground floor for year round comfort. Also on the ground floor is a separate utility room and convenient cloakroom.

To the first floor are two well proportioned bedrooms along with a modern family bathroom fitted with contemporary fixtures and finishes.

The second floor hosts a further third bedroom, offering versatile space.

Externally, the property benefits from an enclosed rear garden, featuring a patio area perfect for outdoor dining and a lawn, providing a low maintenance outdoor retreat.

This turnkey home combines character with modern convenience and would suit a range of buyers, from families to professionals seeking, stylish, flexible accommodation.

Double Glazed Door

Entrance Hall

With LVT flooring, under floor heating, thermostat and stairs to first floor.

Cloakroom (5' 1" Max x 5' 0" Max) or (1.54m Max x 1.53m Max)

0.77 x 0.94 min. With extractor fan, low level WC, vanity wash hand basin and down lights.

Lounge, Kitchen and Breakfast Room (22' 4" x 10' 11") or (6.81m x 3.33m)

Narrowing to 2.84.

With double glazed window to front, feature decorative fireplace with timber mantle. Tv Point and thermostat.

Kitchen and breakfast room area with soft close wall, base and drawer units. Integrated fridge and integrated dishwasher. Electric oven and induction hob with extractor hood over. Stainless steel sink and drainer with mixer tap. Down lights.

Rear Hall

With steps up to double glazed rear door, tiled floor and thermostat.

Utility Room (9' 9" x 5' 7") or (2.97m x 1.71m)

With tiled floor, larder cupboard housing gas boiler. Double glazed window to rear, base unit with work surface over, stainless steel sink, drainer and mixer tap. Plumbing for washing machine and appliance space.

Half Landing

Double glazed window.

First Floor

Landing with under stairs cupboard. Stairs to second floor.

Bedroom 1 (9' 9" x 8' 5") or (2.97m x 2.56m)

With radiator, TV point and double glazed window to rear.

Bedroom 2 (13' 9" x 8' 0") or (4.18m x 2.43m)

With double glazed bay window to front, radiator and TV point.

Bathroom (7' 11" x 6' 6") or (2.41m x 1.97m)

With vanity wash hand basin with mixer tap, low level WC and shower enclosure with mains shower. Panelled bath with mixer tap, part tiled walls, down lights, heated towel rail, extractor fan and double glazed window.

Second Floor.

Inner Landing

With double glazed sky light and eaves storage cupboard.

Bedroom 3 (8' 5" Max x 16' 2" Max) or (2.56m Max x 4.93m Max)

Restricted head room. Two double glazed sky lights, radiator and TV point. Exposed timber beams.

EXTERNALLY

Concrete steps up to a fully enclosed rear paved patio area and lawned garden. Stone store shed.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Viewing Arrangements

By appointment with the selling agents.

Broadband and Mobile phone

The mobile signal is deemed good. Ultrafast broadband is available in this area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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Directions

From our office continue down Rhosmaen Street to the junction and turn left opposite CKs store. Continue to the top of New Road and the property will be found on the right hand side.

