



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

**20 Crescent Road
Llandeilo
Carmarthenshire
SA19 6HN**

Price £425,000



- Detached 4 Bedroom House & Integral Garage
- Town Centre Location
- Gas Central Heating
- Double Glazing
- Driveway To The Front of Property, Room For Ample Parking
- Study, Lounge & Dining/Living Area
- Cloakroom, Ensuite Shower Room & Family Bathroom

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.

General Description

A beautifully presented modern four-bedroom residence with an integral garage. Thoughtfully modernised and tastefully updated, the home now offers generous and versatile living space, perfectly suited to contemporary family life, and benefits from gas central heating and double glazing throughout for comfort and efficiency.

EPC Rating: C72

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Enjoying a prime position in the very heart of Llandeilo, the property is just a short stroll from the town's excellent range of amenities. This charming market town boasts an appealing mix of independent shops and boutiques, professional offices, a doctor's surgery, chemists, library and well-regarded schools. Leisure opportunities are equally close at hand, with tennis courts, playing fields, Penlan Park and the picturesque Dynevor Park — complete with its historic castle, scenic nature walks and wildlife reserve — all within easy walking distance.

Ideally situated, Llandeilo offers convenient access to the M4 corridor and the county town of Carmarthen, while Cardiff lies approximately an hour's drive away. The surrounding area is renowned for its natural beauty and rich heritage, making it a sought-after tourist destination. Notable attractions including Dinefwr, the dramatic ruins of Carreg Cennen and Dryslwyn Castles, the enchanting Aberglasney Gardens and the National Botanic Garden of Wales are all just a short drive from the property.

The accommodation is both spacious and well arranged. The ground floor comprises a welcoming entrance hall, cloakroom, elegant lounge, study, utility room, open plan kitchen/living/dining room ideal for entertaining. To the first floor are four well-proportioned double bedrooms, including a master bedroom with en-suite shower room, together with a stylish family bathroom.

Side Entrance Door

Double glazed door with side panels.

Entrance Hall

A spacious hall with solid oak flooring. Coved ceiling and staircase to first floor. Radiator.

Cloakroom (10' 1" x 3' 2") or (3.08m x 0.97m)

With low level wc and pedestal wash hand basin. Solid oak flooring. Coved ceiling.

Lounge (20' 4" x 12' 9") or (6.19m x 3.88m)

With double glazed bay window to front, 2 radiators, side double glazed window, coved ceiling, TV point and wall lights. Solid oak flooring.

Inner Hall

Radiator, coved ceiling and coat hooks. Double glazed door. Solid oak flooring.

Study (6' 11" x 9' 5") or (2.11m x 2.87m)

With double glazed window, radiator, coved ceiling and access to roof space. Solid oak flooring.

Utility Room (7' 9" x 8' 6") or (2.37m x 2.59m)

With stainless steel sink unit with mixer tap, base cupboards, fitted worktops, double glazed window and wall mounted gas central heating boiler. Plumbing for washing machine. Pulley Clothes ainer. Solid oak flooring.

Open Plan Kitchen / Dining / Sitting Room (23' 3" x 12' 9") or (7.08m x 3.88m)

With a range of base, wall and drawer units, fitted worktops, stainless steel bowl and a half sink unit with mixer tap, double electric oven and 4 ring ceramic hob with stainless steel extractor hood above. Double glazed window, appliance space, coved ceiling, radiator and fluorescent light. Solid oak flooring. Patio doors to garden area. TV point, radiator, coved ceiling and sliding doors to kitchen/breakfast room.

First Floor

Half Landing

Double glazed window. Pendant lighting.

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Landing

With radiator, access to roof space, coved ceiling and walk-in Airing Cupboard with radiator, light and slatted shelves

Master Bedroom (12' 10" x 13' 7") or (3.91m x 4.15m)

With double glazed window, radiator and coved ceiling.

En-Suite Shower Room (9' 1" x 6' 6") or (2.78m x 1.99m)

With vanity unit with low level wc and wash hand basin with mixer tap and light up mirror above, bidet and large shower enclosure with rainfall shower and hand held attachment. Coved ceiling, pull switch, double glazed window and radiator.

Bedroom 2 (13' 7" x 10' 2") or (4.15m x 3.09m)

Coved ceiling, radiator, double glazed window and built in wardrobe with louvre doors.

Bedroom 3 (10' 4" x 10' 7") or (3.14m x 3.23m)

With coved ceiling, radiator, double glazed window and built in wardrobe with louvre doors.

Bedroom 4 (10' 1" x 12' 10") or (3.08m x 3.90m)

With radiator, double glazed window and coved ceiling.

Bathroom (11' 1" x 8' 6") or (3.37m x 2.59m)

With vanity unit with wash hand basin and mixer tap with mirror above, cupboard and lights. Panelled bath with mixer tap, low level wc and shower enclosure with shower unit. Radiator, double glazed window, pull switch and part tiled walls.

Integral Garage (16' 10" x 10' 2") or (5.12m x 3.09m)

With concrete floor, up and over garage door. Pedestrian door to hall. Shelving and fluorescent light.

EXTERNALLY

The property is approached via a paved driveway to the integral garage with spacious parking and turning area.

Rear concrete and paved patio area with enclosed lawned garden with dwarf walling and flower borders.

Rear pedestrian gate, timber store shed and outside tap.

Pedestrian pathways to either side of the house to the front forecourt parking area.

Local Authority

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

Broadband and Mobile phone

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas and mains drainage.

Tenure

Freehold

Council Tax

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Directions

From our office continue down Rhosmaen Street and turn right into Crescent Road. Proceed along the Crescent passing the entrance to the car park and the property will be found on the right hand side.

