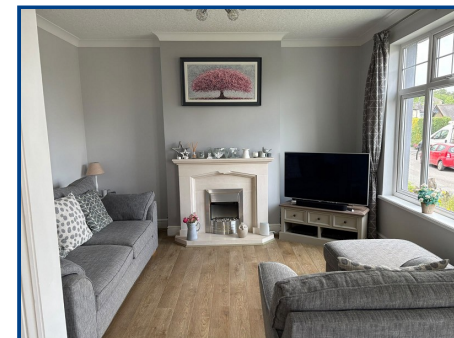




**Alan Road
Llandeilo
Carmarthenshire.**

Price **£385,000**



- Imposing Well Presented Semi Detached 4 Bedroom House
- Detached Garage
- Llandeilo Town Centre
- Side Lawned Garden and Rear Garden
- Gas Central Heating
- Double Glazing
- 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.

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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

In a convenient location within Llandeilo town, a well presented 4 bedroom family home with garage and garden area.

Alan Road, Llandeilo, Carmarthenshire.

Property Description

Set within the charming market town of Llandeilo, this imposing and spacious four-bedroom family home and garage-perfectly suited to modern family living.

This attractive, traditionally built townhouse has the benefit of gas central heating and double glazing. The accommodation is approached via an attractive entrance vestibule that open into a welcoming hallway leading to three well-proportioned reception rooms: a lounge, sitting room and dining room, along with a fitted kitchen on the ground floor. Upstairs, the first floor hosts four comfortable bedrooms together with the family bathroom, providing ample space for growing families.

Externally, the property enjoys rear and side garden with garage.

Ideally located in a highly sought-after area, the property is just a short walk from Llandeilo's boutique shops, cafés, and everyday amenities, as well as convenient transport links. A range of leisure facilities are also nearby, including tennis courts, playing fields, Penlan Park, and Dynevor Park with its historic castle, nature trails, and wildlife reserve.

Positioned within the picturesque Towy Valley, Llandeilo provides excellent access to the M4 corridor and lies within easy reach of Carmarthen, as well as approximately one hour's drive from Cardiff and around 30 minutes from both Llanelli and Swansea.

Entrance Vestibule

With double glazed door and side panel to:

Entrance Hall

With laminate floor, staircase to first floor, coved ceiling and radiator.

Lounge/Sitting Room

Comprising:

Sitting Room (13' 1" x 13' 3") or (3.99m x 4.05m)

With 3 double glazed windows, radiator and coved ceiling. Laminate floor.

Lounge (13' 5" x 12' 2") or (4.08m x 3.72m)

With coved ceiling, double glazed window, feature fireplace with electric fire and laminated floor.

Dining Room (12' 0" x 13' 0") or (3.65m x 3.95m)

With radiator, built in cupboards, coved ceiling, double glazed french doors and tiled floor. Understairs cupboard.

Kitchen (9' 7" x 10' 0") or (2.92m x 3.05m)

With a range of wall, drawer and base units with fitted worktops, 'Belfast type' sink with mixer tap, double oven, 4 ring electric hob and stainless steel extractor hood above. Integrated fridge and freezer, coved ceiling, double glazed door and 2 double glazed windows. Integrated washing machine. Tiled floor.

First Floor

Landing

Coved ceiling, open balustrade, laminate floor, radiator and double glazed window.

Bathroom (9' 1" x 7' 3") or (2.78m x 2.21m)

With panelled bath with mixer tap, shower enclosure, vanity unit with cupboards, low level wc and wash hand basin with mixer tap. Double glazed window, tiled walls, laminate floor, heated towel rail, extractor fan and down lights.

Bedroom 1 (13' 1" x 12' 0") or (3.99m x 3.67m)

Radiator, coved ceiling, laminate floor and double glazed window.

Bedroom 2 (13' 3" x 11' 1") or (4.03m x 3.38m)

Double glazed window, built in wardrobes, coved ceiling, picture rail and laminate floor.

Bedroom 3 (13' 2" x 13' 5") or (4.02m x 4.10m)

(into bay). Coved ceiling, laminate and radiator.

Bedroom 4 / Dressing Room (6' 7" x 7' 6") or (2.01m x 2.28m)

Laminate floor, wall mounted gas boiler, double glazed window, access to roof space, built in shelving, radiator and laminate floor.

EXTERNALLY

Front forecourt with shrubs and bushes.

Side lawned garden.

Double Glazed door to Rear garden with patio area and steps to a lawned garden area with patio.

Outside tap

Outside Toilet (2' 8" x 4' 0") or (0.82m x 1.21m)

Low level wc.

Storage Shed (6' 0" x 4' 2") or (1.82m x 1.27m)

Garage (16' 8" x 9' 1") or (5.07m x 2.78m)

With double glazed door, window and up and over garage door. Concrete floor, power and light.

Local Authority

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

Broadband and Mobile phone

Superfast broadband and mobile signal. Please check with your provider.

Viewing

By appointment with the Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Directions

From our office proceed down Rhosmaen Street passing the Ck Store on the right. Turn right into Alan Road and after a short distance the property will be found on the right hand side.

