

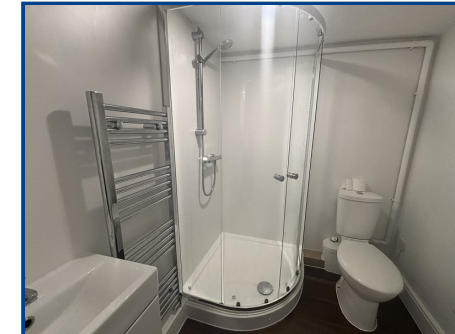
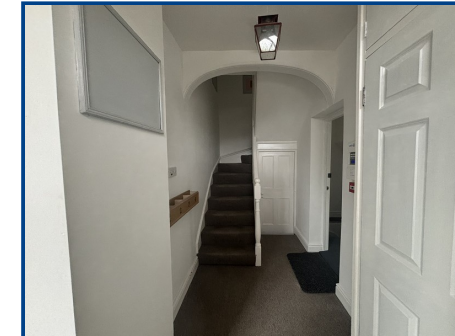


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

**Flat 2 Prospect House
New Road
Llandeilo
Carmarthenshire SA19 6DB**

Price **£500 Monthly**



- AVAILABLE TO RENT
- LLANDEILO TOWN CENTRE
- NEWLY REFURBISHED ONE BEDROOM APARTMENT
- GAS CENTRAL HEATING
- HOLDING DEPOSIT £100.00
- BOND £600
- COUNCIL TAX BAND B

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

Important notice

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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

AVAILABLE TO RENT

EPC Rating: D62

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

Prospect House, New Road, Llandeilo, Carmarthenshire.

Property Description

AVAILABLE TO RENT - this well presented 1 bedroom studio flat situated in a prime location within walking distance of the centre of Llandeilo Town. The property has the benefit of gas central heating.

Entrance

Communal and door to:

Open plan lounge/ kitchen/ dining room (16' 4" Max x 11' 4") or (4.98m Max x 3.46m)

2 radiator, double glazed bay window to front, SPC vinyl flooring. Kitchen area with wall and base units, bushboard alloy splash back, ceramic 2 ring hob and integrated oven with extractor fan. Gas boiler. TV point.

Stairs down to:

Bedroom (14' 7" Max x 9' 8" Max) or (4.44m Max x 2.94m Max)

Prospect House, New Road, Llandeilo, Carmarthenshire.

Shower Room (4' 11" x 5' 5") or (1.50m x 1.65m)

With vanity wash hand basin, low level wc and corner shower enclosure with mains water. Part FIBO walls, down lights, heated towel rail and down lights.

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.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

B

Directions

From our office continue down Rhosmaen Street towards the Square. Turn left and the apartment will be found opposite CKs Car Park.

