



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

20 Parc Cawdor
Ffairfach
Llandeilo
Carmarthenshire.

Price **£129,950**



- 2 Bedroom Mid Terrace House
- Gas Fired Central Heating
- Double Glazing
- Designated Parking Area
- Patio to Front and Rear
- Convenient Location in Ffairfach close to Llandeilo town
- EPC: C70



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

A 2 bedroom mid terrace house situated on a quiet development in the village of Ffairfach within easy commuting to Llandeilo town centre and its amenities.

EPC Rating: C70

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Parc Cawdor, Ffairfach, Llandeilo, Carmarthenshire.

Property Description

A 2 bedroom mid terrace property situated on a quiet development in the village of Ffairfach within easy commuting distance of Llandeilo town.

The property benefits from gas central heating, double glazing, front and rear low maintenance patio areas and designated parking area.

Situated in a convenient location in the village of Ffairfach on a small popular residential estate close to local village amenities which include a grocery store, butchers, public house, primary and secondary schools.

The market town of Llandeilo is approximately one mile distant and offers a wider range of amenities, and is centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

The area is a well known tourist destination with popular attractions of Dinefwr Castle, Carreg Cennen Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

Entrance Door

to:

Hall

With stairs to first floor. Glass panelled door to:

Lounge (11' 11" x 10' 6") or (3.63m x 3.20m)

With double glazed window, timber surround fireplace, shelved recess, coved ceiling, laminate floor, radiator and understairs cupboard.

Kitchen / Breakfast Room (14' 1" x 5' 6") or (4.30m x 1.68m)

With a range of base and wall units with fitted worktops, stainless steel sink with mixer tap, cooker point and extractor hood above. Telephone point, down lights, part tiled walls, plumbing for washing machine and tiled floor. Logic Ideal wall mounted boiler, double glazed window and door to paved patio at rear.

First Floor

Landing

With access to roof space.

Bedroom 1 (6' 9" x 8' 3") or (2.06m x 2.52m)

With double glazed window, radiator and coved ceiling.

Parc Cawdor, Ffairfach, Llandeilo, Carmarthenshire.

Bedroom 2 (7' 8" x 12' 1" Max) or (2.34m x 3.68m Max)

With double glazed window, radiator, coved ceiling and built in cupboard.

Shower Room (5' 5" x 10' 0") or (1.66m x 3.04m)

With wash hand basin, shower enclosure with electric shower unit and low level WC. Radiator, sky light and coved ceiling. Respatex walls and built in cupboard.

EXTERNALLY

Front and Rear Paved Patio

Designated Parking Area

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen, Tel No: 01267 234567

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location. Please check with your provider.

Viewing

By appointment with the selling agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

Directions

From Llandeilo take the A483 to Ffairfach. At the traffic lights turn left, proceed for a short distance taking the next right into Parc Cawdor where No. 20 will be found on the right hand side.

