



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

**53 Parc Pencrug  
Llandeilo  
Carmarthenshire  
SA19 6RZ**

**Price £239,950**



- Modern Semi Detached 3 Bedroom House
- Recently Updated & Tastefully Decorated Throughout
- Low Maintenance Garden With Views
- Double Glazing & Gas Central Heating
- Well Sought After Location
- Side Parking Area
- EPC : C70

**EPC Rating: C70**

**General Description**

A beautifully presented 3 bedroom semi detached house in the popular development of Parc Pencrug.

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](mailto:surveys@ctf-uk.com).

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## Parc Pencrug Llandeilo, Carmarthenshire.

### Property Description

A three bedroom semi detached house nestled in the sought after residential development of Parc Pancrug. The property has been updated to provide a contemporary and stylish home within walking distance to the town.

Llandeilo town

provides a good range of amenities to include shops, offices, schools, cafes, restaurants etc. Leisure amenities are available within walking distance to include tennis courts, playing fields, Penlan Park, Dinefwr park with its historic Castle, nature walks and wildlife reserves.

Llandeilo is situated in the Towy Valley and is centrally located for the M4 Motorway, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

The accommodation briefly comprises lounge, kitchen/diner, cloakroom, shower room and 3 bedrooms. Externally there is a side tarmac drive with off road parking for two vehicles, rear timber decked garden with summer house/ home office.

### Entrance Door

Double glazed front door into:

### Lounge (21' 0" x 10' 11") or (6.39m x 3.34m)

With double glazed window to side and front, radiator, TV point, coved ceiling and under stairs storage with wall mounted gas boiler. Stairs to first floor with open balustrade.

### Kitchen/Diner Area (20' 10" x 9' 5" Max) or (6.36m x 2.87m Max)

With range of wall and base units with ample work surfacing over, stainless steel sink unit with mixer tap, electric oven, 4 ring gas hob with extractor over, 2 double glazed windows and patio doors to rear, tiled floor and coved ceiling. Attractive pendant light, down lights, radiator and plumbing for dish washer and washing machine. Part tiled walls.

### WC (3' 6" x 6' 0") or (1.06m x 1.84m)

With low level wc, corner wash hand basin and radiator.

### First Floor

Stairs to:

### Landing

With double glazed window and access to roof space.

### Bedroom 1 (13' 11" Max x 10' 8") or (4.23m Max x 3.24m)

With radiator, double glazed window and coved ceiling.

## Parc Pencrug Llandeilo, Carmarthenshire.

### Bedroom 2 (13' 10" x 9' 11") or (4.22m x 3.03m)

With radiator, double glazed window to rear with views. Coved ceiling.

### Bedroom 3 (9' 7" x 7' 0") or (2.91m x 2.13m)

With double glazed window, radiator and coved ceiling.

### Shower Room (5' 10" x 9' 3") or (1.77m x 2.81m)

Low level WC, walk in shower enclosure with waterfall shower head and hand held attachment. Heated towel rail, down lights, inset wash hand basin vanity unit with soft close drawer and shelf. Tiled floor and part tiles walls.

### EXTERNALLY

Low maintenance rear timber decked area with views over the neighbouring farm land.

Side tarmac drive with off road parking for two vehicles.

### Summer House/Home Office (12' 7" x 9' 7") or (3.84m x 2.91m)

With timber boarded floor, walls and ceiling. Double glazed window and patio doors. Power, light and storage cupboard.

### Agents Note

Please note there are charges for the Maintenance Company.

### Broadband and Mobile phone

The broad band and mobile signal is deemed to be good in this locality.

### Local Authority

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

### Viewing

By appointment with the selling agents.

### Services

### Tenure

Freehold

### Directions

From our office continue down to the square and turn left into New Road. Continue past the Police Station and turn right into Llys Pencrug. At the roundabout turn left and continue down the hill passing the lake on your left and the property will be found at the end of the cul de sac on the left hand side.

