

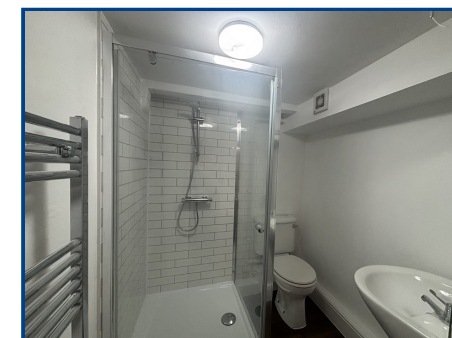
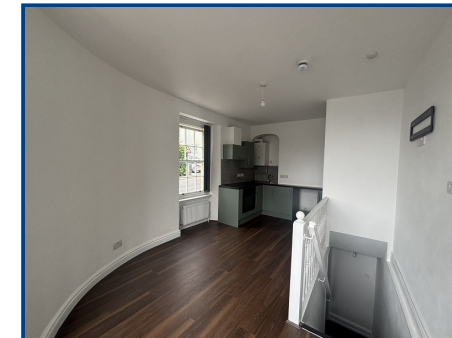


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

**Flat 1 Prospect House
New Road
Llandeilo
Carmarthenshire.**

Price **£500 Monthly**



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

EPC Rating: D56

General Description

AVAILABLE TO RENT - RECENTLY REFURNISHED ONE BEDROOM APARTMENT IN A PRIME LOCATION IN LLANDEILO TOWN.

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

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 Hall area. Door to:

Open Plan Kitchen / Dining / Sitting Room (18' 10" x 11' 5" Max) or (5.75m x 3.49m Max)

With double glazed sash window to front and side. 2 radiators, telephone point and TV point. SPC vinyl flooring, power and Usb points. Kitchen area with integrated oven, ceramic hob and extractor fan above and respatex splash back. Single drainer stainless steel sink with mixer tap. Gas boiler.

Stairs down to:

Bedroom (10' 11" x 14' 2") or (3.32m x 4.32m)

2 double glazed windows, laminate floor and radiator.

Prospect House, New Road, Llandeilo, Carmarthenshire.

Shower Room (5' 1" x 5' 7") or (1.55m x 1.69m)

With low level wc, pedestal wash hand basin and shower enclosure with mains shower unit, part tiled, extractor fan, 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 and the property will ber found on the left opposite CKs Car Park.

