

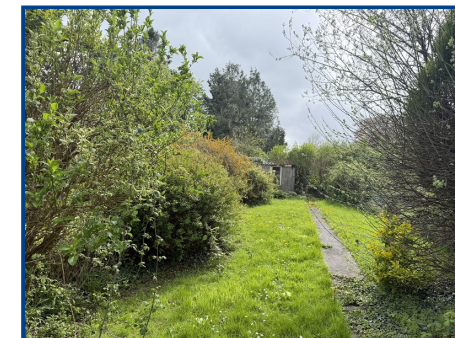


Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers

12 Offices Across South Wales

**51 Heol Y Garreg Las  
Llandeilo  
Carmarthenshire.**

Price **£149,950**



- A semi detached 3 bedroom House
- In need of Modernisation and Update
- Gas Central Heating
- Double Glazing
- Gardens to Front & Rear
- Llandeilo Town
- 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](mailto: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**

This property is a well proportioned three bedroom semi detached property set within Llandeilo town. The property offers light and spacious accommodation, comprising an entrance hall, living room and kitchen. Upstairs, there are three bedrooms, and a bathroom making the property well suited to families.

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## Heol Y Garreg Las, Llandeilo, Carmarthenshire.

### Property Description

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Externally, the property benefits from a front garden, while to the rear is a generous enclosed rear garden and outbuilding with two store rooms and outside wc.

While the property would benefit from updating, it provides a fantastic opportunity to create a comfortable family home in a desirable location.

Situated in the historic and vibrant town of Llandeilo, the property is within easy reach of a wide range of local shops, cafes, schools and leisure facilities. The town is well connected, with excellent road links via the A40 and A483, and a train station offering services to Swansea and beyond.

### Entrance Hall

With double glazed door and window. Stairs to first floor. Radiator.

### Living Room (19' 0" x 11' 8" Max) or (5.78m x 3.55m Max)

With coved ceiling. Wall mounted gas fire. 2 double glazed windows. Radiator.

### Kitchen (12' 11" x 11' 9") or (3.94m x 3.59m)

With a range of wall and base units with stainless steel sink and drainer. 4 ring electric hob with oven under. Plumbing for washing machine. Built in cupboards with Ideal combi boiler. Pantry cupboard with shelving. Door to rear. 2 double glazed windows. Part tiled walls. Radiator.

### First Floor.

Landing

### Bedroom 1 (8' 5" x 8' 11") or (2.57m x 2.73m)

With double glazed window. Built in cupboard. Radiator.

### Bedroom 2 (11' 9" x 10' 2") or (3.57m x 3.11m)

With double glazed window. Built in cupboard.

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### Bedroom 3 (10' 7" x 10' 4") or (3.22m x 3.14m)

With double glazed window. Built in cupboard. Radiator.

### Bathroom (5' 4" x 8' 4") or (1.62m x 2.53m)

With low level WC, pedestal wash hand basin with mixer tap and panelled bath with mixer tap and Triton electric shower. Double glazed window.

### EXTERNALLY

To the front of the property is lawned garden area.

Rear Garden

Outside wc and store shed.

### Local Authority

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

### Broadband and Mobile phone

The broadband and mobile phone signal is deemed good in this location.

### Viewing

By appointment with the Selling Agents.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

B

### Directions

From our office continue down Rhosmaen Street passing there LBS Improvement Centre on the left hand side. Turn left into Heol Y Garreg Las and at the top of the road, turn left continue along this road and the property will be found on the left hand side.

