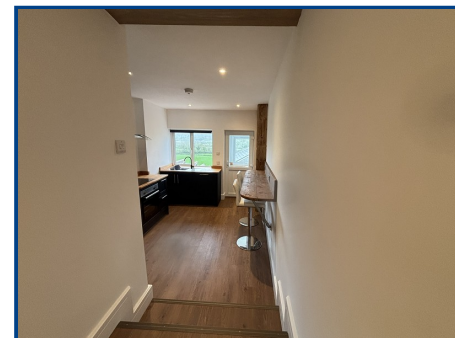




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**10 Church Street
Llandeilo
Carmarthenshire.**

Price **£800 Monthly**



- AVAILABLE TO RENT
- Mid Terrace 2 Bedroom House
- Double Glazing & Electric Heating
- Finished To A High Standard
- Convenient Town Location
- Permit Parking Available
- Holding Fee: £100.00
- Council Tax Band: B
- Bond £900.00
- Minimum 6 Month Let

General Description

AVAILABLE TO RENT - A well presented 2 bedroom terrace house conveniently located in Llandeilo Town.

EPC Rating: C69

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**

Church Street, Llandeilo, Carmarthenshire.

Property Description

A well presented 2 bedroom terrace house conveniently located in Llandeilo Town. The property enjoys a prime position within this sought-after market town in Carmarthenshire.

The property is conveniently located within the town centre within walking distance of all of its amenities that includes shops, offices and schools 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 reserve.

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 offers; a comfortable living room, fitted kitchen, utility room and to the first floor; 2 bedrooms and shower room.

Externally the property benefits from a decking and graveled seating area with views over the Towy Valley.

Kitchen (8' 8" x 11' 7") or (2.63m x 3.54m)

Steps down to:

With a range of floor and eye level cupboards. 4 ring electric hob with extractor hood and oven under. Stainless steel sink with drainer. Integrated dish washer, fridge and freezer. Breakfast bar. Shelving.

Living Room (9' 8" x 11' 7") or (2.94m x 3.54m)

With fireplace in stone surround. Stairs to first floor with under stair cupboard. Double glazed window.

Utility Room (6' 1" x 6' 4") or (1.86m x 1.92m)

With plumbing for washing machine. Double doors to rear garden. Double glazed window.

Bedroom 1 (8' 6" x 9' 8") or (2.58m x 2.95m)

With built wardrobe with shelving. Double glazed window. Electric storage heater.

Bedroom 2 (9' 11" x 7' 11") or (3.02m x 2.42m)

With double glazed window. Electric storage heater.

Shower Room (6' 0" x 5' 6") or (1.82m x 1.67m)

With vanity unit and cupboard under. Mirror and cabinet over. Low level WC. Heated towel rail. Shelving. Part tiled walls. Tiled floor.

Church Street, Llandeilo, Carmarthenshire.

EXTERNALLY

With decking and graveled area. Raised flower beds and seating area. Permit parking available.

Broadband and Mobile phone

The mobile signal is deemed good. Ultrafast broadband is available in this area.

Local Authority

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

Viewing

Strictly by appointment only.

Services

Mains electricity, mains water, mains drainage

Council Tax

B

Directions

From our office continue down Rhosmaen Street passing the Church on the left hand side. Turn left into Church Street and the property will be found a short distance on the right hand side.

