



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

**Frondeg
41 Lon Rhys
Llandeilo
Carmarthenshire.**

Price **£249,950**



- Detached Three Bedroom Bungalow
- Detached Garage
- In Need of Modernisation
- Sought After and Convenient Llandeilo Location
- Off Road Parking
- Double Glazing
- Oil Central Heating
- EPC: D61



EPC Rating: D61

General Description

Frondeg is a detached three bedroom bungalow occupying a convenient and well established residential position within the popular market town of Llandeilo. The property offers well proportioned accommodation throughout and presents an excellent opportunity for purchaser seeking a home with scope for modernisation and improvement to suit their own tastes and requirements.

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.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

41 Lon Rhys, Llandeilo, Carmarthenshire.

Property Description

Frondeg is a detached three bedroom bungalow occupying a convenient and well established residential position within the popular market town of Llandeilo. The property offers well proportioned accommodation throughout and presents an excellent opportunity for purchaser seeking a home with scope for modernisation and improvement to suit their own tastes and requirements.

The property is set on a spacious corner plot and a detached garage provides useful storage or parking.

Situated on Lon Rhys, Frondeg enjoys a convenient location within Llandeilo, close to local amenities including shops, schools, cafes and transport links. Llandeilo is well know for its independent shops, restaurants and access to the beautiful Towy Valley and surrounding countryside.

Double Glazed Door

Entrance Hall

With coved ceiling and telephone point.

Living/Dining Room (19' 9" x 22' 3") or (6.02m x 6.79m)

L shaped. Narrowing down to 3.59.

With four double glazed windows, coved ceiling, three radiators, TV point and serving hatch. Electric fire with decorative surround.

Kitchen / Breakfast Room (14' 10" x 10' 1") or (4.53m x 3.07m)

With wall, base, larder and drawer units. Stainless steel sink unit and drainer with mixer tap. Two double glazed windows, double glazed door, radiator and part tiled walls. Double eye level oven, four ring electric hob with extractor hood over. Strip light.

Bathroom (5' 9" x 8' 7") or (1.74m x 2.62m)

With part tiled walls, panelled bath and pedestal wash hand basin. Double glazed window, shower point, shower cubicle with mains shower. Radiator with towel warmer and Portland wall heater.

Separate WC (8' 7" x 2' 11") or (2.61m x 0.89m)

With low level WC, part tiled, wash hand basin, double glazed window and hand rail.

Principle Bedroom (11' 9" x 11' 7") or (3.57m x 3.52m)

With radiator, double glazed window, coved ceiling, built in wardrobes and dressing table.

Bedroom 2 (11' 7" x 10' 1") or (3.53m x 3.07m)

With double glazed window, radiator and coved ceiling.

Bedroom 3 (7' 0" x 9' 0") or (2.14m x 2.75m)

With radiator, double glazed window and coved ceiling.

EXTERNALLY

Front, side and rear gardens with established hedges, shrubs and bushes. Steps down and paved pathways.

Rear garden with paved patio and lawned area. Oil boiler (not working) and oil tank.

Detached Garage (18' 2" x 11' 11") or (5.53m x 3.62m)

With up and over door. Window, pedestrian door, power and light. Concrete floor and work bench.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

Viewing Arrangements

By Appointment With The Selling Agent

Agents Note

As a registered charity (registered charity number: 1142813) our client is required to obtain best value in all disposals of property in line with the provisions of the Charities Act 2011 and to ensure that terms are endorsed by a chartered surveyor as being in accordance with the Act. The quoted asking price is a guide and interested parties should submit the best offer they are prepared to make. In accordance with our client's charitable status, the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

E

Directions

From our office head down Rhosmaen Street and turn left at the square into New Road. Proceed up New Road heading out of Llandeilo passing the Police Station on your left, take the second right into Lon Rhys and the property is located on the corner, just after the left turning.

