



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

**3 Cubitts Court  
Llandeilo  
Carmarthenshire.**

Price **£159,950**



- Two Bedroom Terrace House
- Open Plan Kitchen/ Diner/ Living Room & Bathroom
- Ideal For First Time Buyer or Investment Opportunity
- Convenient Town Centre Location
- NO CHAIN
- Gas Central Heating
- Double Glazing

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**

An attractive home situated within the sought-after town centre of Llandeilo. Ideal for first time buyers or investment property.

**EPC Rating: C7E**

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## Cubitts Court, Llandeilo, Carmarthenshire.

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### Property Description

A 2 bedroom mid terrace house with the benefit of gas central heating, underfloor heating to the ground floor and double glazing

The property offers thoughtfully arranged accommodation over two floors, with the ground floor comprising a welcoming entrance hallway leading to two bedrooms and a modern bathroom. To the first floor, the property opens into a bright and spacious open-plan living area, incorporating a contemporary fitted kitchen, dining space, and comfortable lounge area, creating an ideal environment for both everyday living and entertaining.

The property further benefits from its close proximity to Llandeilo's range of independent shops, cafes, and amenities, as well as the surrounding countryside, making it an appealing choice for a variety of buyers. Leisure amenities are available within walking distance to include Tennis Courts, playing fields, Penlan Park, Dinewr Park with its historic castle, nature walks and wildlife reserve. The area is a well known tourist destination with popular attractions of Dynevor, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and the Botanical Gardens of Wales are all within a short drive away.

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

### Entrance Door

to:

### Hallway

With open balustrade staircase to first floor. Tiled floor and coved ceiling.

### Bedroom 1 (8' 4" x 13' 4") or (2.53m x 4.06m)

With coved ceiling, fitted wardrobe and double glazed window.

### Bedroom 2 (9' 1" x 8' 6") or (2.76m x 2.59m)

With fitted wardrobe, double glazed window and coved ceiling.

### Bathroom (4' 9" x 7' 6") or (1.45m x 2.28m)

With panelled bath with folding shower screen, pedestal wash hand basin and low level WC. Heated towel rail, double glazed window, extractor fan and vanity light and shaver point.

### First Floor

Window. Staircase to:

### Lounge/Kitchen/Dining Room (17' 3" x 19' 6") or (5.26m x 5.94m)

With oak style flooring, coved ceiling and down lights. Range of wall and base units with fitted worktops, stainless steel sink with mixer tap, 4 ring gas hob with extractor hood and electric oven. Tiled floor, part tiled walls. Integrated fridge and freezer. 3 double glazed windows. Radiator.

### Broadband and Mobile phone

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

### Local Authority

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

### Viewing Arrangements

By Appointment With The Selling Agents.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

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### Directions

From our office turn right under the arch. Turn left through the gate and down the path where Cubitts Court will be found on the right hand side.

