

Pendref
8 George Street
Llandeilo
Carmarthenshire.

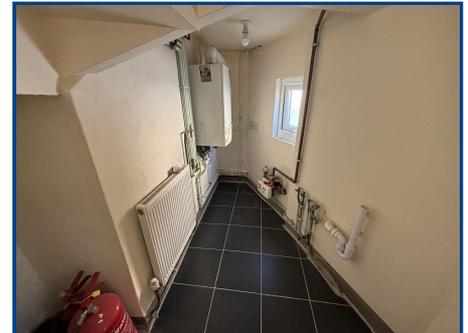
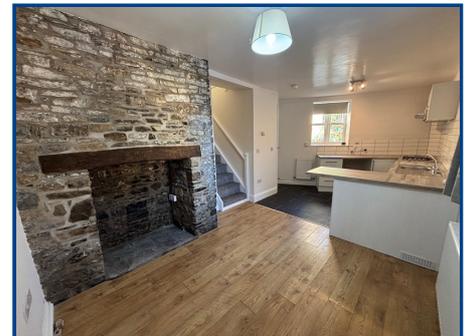
Price **£600 Monthly**



- AVAILABLE TO RENT
- 2 BEDROOM END TERRACE HOUSE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- HOLDING DEPOSIT £100
- TERMS MINIMUM 6 MONTHS
- BOND £700
- EPC: PENDING
- COUNCIL TAX BAND A

General Description

AVAILABLE TO RENT- A TWO BEDROOM END OF TERRACE HOUSE IN THE HEART OF LLANDEILO TOWN.



8 George Street, Llandeilo, Carmarthenshire.

Property Description

AVAILABLE TO RENT - A two bedroom end of terrace house situated in a convenient town centre location. The property has been modernised with the benefit of gas central heating, double glazing and modern kitchen.

Located within walking distance of local amenities which include shops, cafes, offices and schools etc. Leisure amenities are available within walking distance to include Tennis Courts, playing fields, Penlan Park, Dynevor Park with its Historic Castle, nature walks and wildlife reserve.

The Accommodation briefly comprises: kitchen/ sitting room and on the first floor, two bedrooms, bathroom and separate WC.

Double Glazed Door

Entrance Hall

With tiled floor and fuse box.

Inner Store

Tiled floor, wall mounted gas boiler, plumbing for washing machine and double glazed window.

Kitchen/Sitting Room (19' 2" x 9' 3") or (5.84m x 2.83m)

With a range of wall, drawer and base units. Stainless steel sink unit with mixer tap, part tiled walls, radiator and down lights. Four ring gas hob and electric oven.

Sitting room with natural stone feature fireplace, TV point, laminate floor, radiator, double glazed window and stairs to first floor.

First Floor

Landing

With open balustrade, radiator and built in cupboards.

Separate WC

Low level WC, double glazed window and radiator.

Bedroom 1 (10' 9" x 13' 1") or (3.27m x 4.0m)

Approx. Two double glazed windows and radiator.

Bathroom (5' 6" x 5' 7") or (1.67m x 1.71m)

Pedestal wash hand basin, panelled bath with shower screen, mixer tap with shower head. Radiator, extractor fan, part tiled and spot lights.

Bedroom 2 (10' 4" x 9' 8") or (3.16m x 2.95m)

With double glazed window, radiator and built in cupboard.

Local Authority

Carmarthenshire County Council, 3 Spilman St, Carmarthen. Tel; 01267 234567

Broadband and Mobile phone

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

Viewing Arrangements

By Appointment With The Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Council Tax

A

Directions

From our office continue down Rhosmaen Street passing the Cawdors on the right hand side. Turn right into King Street and proceed up the hill into George Hill where the property will be found on the right.



Important notice

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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.