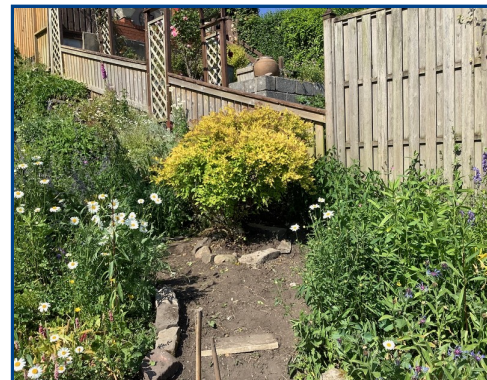




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**11 Church Street
Llandeilo
Carmarthenshire
SA19 6BH**

Price £275,000



- Attractive three bedroom mid terrace house
- Convenient town location
- Stunning views over the Tywi Valley
- Double glazing
- Permit Parking Available
- EPC: Pending

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.

General Description

A charming three-bedroom property situated in the heart of Llandeilo. The property enjoys a prime position within this sought-after market town in Carmarthenshire. The accommodation offers two well-proportioned reception rooms, a comfortable living room, and a fitted kitchen, providing versatile living space.

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Church Street, Llandeilo, Carmarthenshire.

Property Description

A charming three-bedroom property situated in the heart of Llandeilo. The property enjoys a prime position within this sought-after market town in Carmarthenshire. The accommodation offers two well-proportioned reception rooms, a comfortable living room, and a fitted kitchen, providing versatile living space.

Upstairs, the property comprises three bedrooms served by a family bathroom. To the rear, the home benefits from incredible far-reaching views over the surrounding countryside, creating a truly special setting.

Conveniently located within walking distance of a range of independent shops, cafés, and local amenities, this property combines character, space, and an enviable location, making it an attractive opportunity for both homeowners and investors alike.

Kitchen (14' 4" x 11' 11") or (4.36m x 3.63m)

Range of drawer, eye level and base units. Built in cupboard with louvre doors. Island with base cupboards. Stainless steel bowl and a half sink unit with drainer. Part tiled walls. Exposed beams. Double glazed window. Electric storage heater.

Sitting Room (14' 2" x 12' 3") or (4.31m x 3.73m)

With built in cupboards and shelving. Exposed beams. Double glazed window. Electric storage heater.

Reception/ Dining Room (8' 9" x 12' 8") or (2.66m x 3.87m)

Double glazed window and door to rear. Electric storage heater.

Steps down to:

Reception Room 2. (12' 1" x 12' 4") or (3.68m x 3.75m)

With double glazed double doors to rear. Built in under stair cupboard. Stairs to first floor. Electric storage heater.

First Floor

Landing

With airing cupboard including hot water cylinder, water tank and slatted shelves. Two double glazed window.

Bathroom (8' 11" x 7' 4") or (2.71m x 2.23m)

With free standing bath. Shower cubicle with electric shower. Hand wash basin with vanity draw unit under. Low level WC. Double glazed window. Vinco electric wall heater.

Bedroom 1 (12' 4" x 9' 4") or (3.75m x 2.84m)

With built in cupboards. Double glazed window.

Bedroom 2 (10' 5" x 7' 2") or (3.18m x 2.18m)

With built in cupboard. Coved ceiling.

Bedroom 3 (14' 5" x 7' 11") or (4.40m x 2.41m)

With built in cupboard. Double glazed windows.

EXTERNALLY

Enjoying fantastic views across the Tywi Valley, the garden features a beautifully tiered patio with raised beds and a gravelled seating area. Steps lead down to a second garden, offering additional patio and gravelled spaces, vegetable patches and a wildlife pond.

Walled gated forecourt area

Local Authority

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

Broadband and Mobile phone

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

Viewing

By appointment with the agent.

Agents Note

We are informed that there is a third party right of way.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

C

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.

