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Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

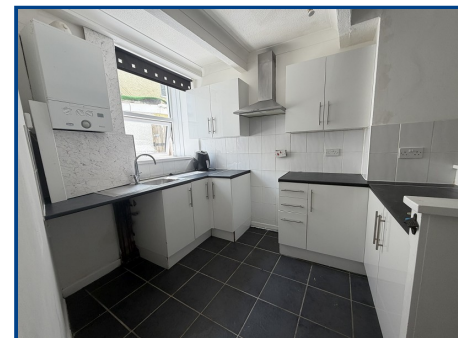
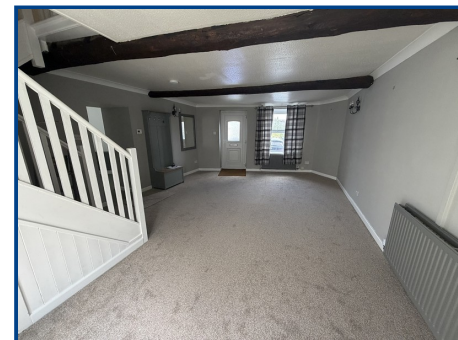
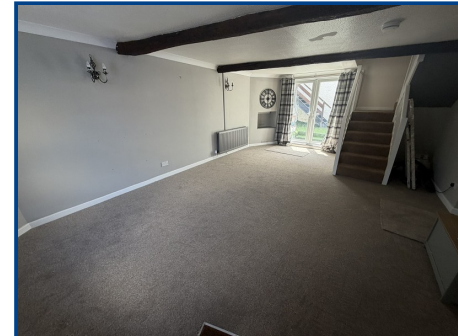
12 Offices Across South Wales

**93B Rhosmaen St
Llandeilo
Carmarthenshire.**

Price **£850 Monthly**



- Available To Rent
- Llandeilo Town Centre
- A Deceptively Spacious 2 Bedroom House
- Gas Heating
- Double Glazing
- Council Tax Band A
- Holding Deposit £100.00
- Bond £900.00
- Term 6 Month



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

Important notice

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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.

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 spacious 2 bedroom character cottage situated on a quiet courtyard setting in the centre of Llandeilo within walking distance of the towns amenities.The accommodation briefly comprises; lounge, kitchen/diner, 2 first floor bedrooms and bathroom.The property benefits from gas central heating, rear pedestrian access from the towns main carpark.

EPC Rating: D65

Tel: **01558 823 601**

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Rhosmaen St, Llandeilo, Carmarthenshire.

Property Description

A spacious 2 bedroom character cottage conveniently located within Llandeilo town. The accommodation briefly comprises; lounge, kitchen/diner, 2 first floor bedrooms and bathroom. The property benefits from gas central heating, rear pedestrian access from the towns main carpark.

Entrance Door

to:

Living Room (20' 3" x 14' 4") or (6.17m x 4.37m)

Radiator, double glazed window, double glazed patio doors, stairs to first floor.

Kitchen/ dining room (14' 0" x 9' 5") or (4.26m x 2.88m)

Radiator, wall mounted gas boiler, range of wall, drawer and base units with stainless steel sink unit with mixer tap, space for oven with extractor hood above, plumbing for washing machine, part tiled walls and radiator.

Bedroom 1 (11' 1" x 8' 6") or (3.38m x 2.60m)

Radiator, double glazed window, coved ceiling.

Bedroom 2 (11' 3" x 9' 10") or (3.43m x 2.99m)

Radiator, double glazed window, coved ceiling.

Rhosmaen St, Llandeilo, Carmarthenshire.

Shower Room (11' 2" x 5' 7") or (3.41m x 1.71m)

With wash hand basin with vanity cupboard, low level wc, shower enclosure, heated towel rail, laminate floor, double glazed window.

Local Authority

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

EXTERNALLY

Rear Patio area with steps up to car park.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Directions

From our office head down Rhosmaen Street turn right through the arhway by Gwili Cafe and the property will be found on the left.

