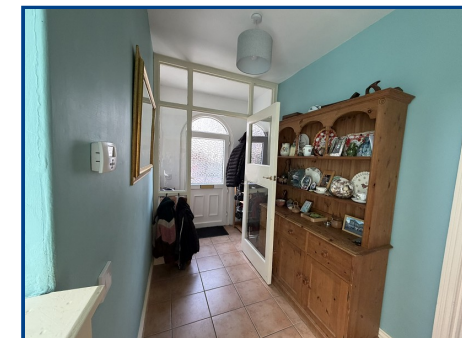


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**6 Alan Road  
Llandeilo  
Carmarthenshire.**

Price **£395,000**



- An imposing Semi Detached 4 Bedroom Family Home
- Garage & Parking Area
- Gas Central Heating & Part Double Glazing
- Llandeilo Town Centre
- 3 Reception Rooms
- Greenhouse, Store Shed & Outside Wc
- EPC: Pending

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](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**

A well-presented four-bedroom semi-detached family home, offering generous parking and a garage, ideally situated in a convenient and sought-after location within the charming town of Llandeilo.

Tel: **01558 823 601**

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

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

## Alan Road, Llandeilo, Carmarthenshire.

### Property Description

Set within the charming market town of Llandeilo, this impressive and spacious four-bedroom family home offers versatile accommodation, generous parking, and a garage—perfectly suited to modern family living.

This attractive, traditionally built townhouse opens via a welcoming entrance porch into a bright hallway, leading to three well-proportioned reception rooms: a lounge, living room, and dining room, along with a fitted kitchen on the ground floor. The property benefits from gas central heating, with underfloor heating to the hall, kitchen, and dining area. Bay windows to the front elevation flood the home with natural light, enhancing the sense of space, while original windows and partial double glazing add to its character and charm.

Upstairs, the first floor hosts four comfortable bedrooms together with the family bathroom, providing ample space for growing families.

Externally, the property enjoys a generous parking area and garage, complete with an electric vehicle charging point. To the rear, an enclosed lawned garden with a patio area offers an ideal space for outdoor dining and relaxation.

Ideally located in a highly sought-after area, the property is just a short walk from Llandeilo's boutique shops, cafés, and everyday amenities, as well as convenient transport links. A range of leisure facilities are also nearby, including tennis courts, playing fields, Penlan Park, and Dynevor Park with its historic castle, nature trails, and wildlife reserve.

Positioned within the picturesque Towy Valley, Llandeilo provides excellent access to the M4 corridor and lies within easy reach of Carmarthen, as well as approximately one hour's drive from Cardiff and around 30 minutes from both Llanelli and Swansea.

Early viewing is highly recommended to fully appreciate the space, character, and superb location this delightful family home has to offer.

### Entrance Door

to:

### Entrance Porch

With tiled floor, part tiled wall and glass panel door through to Hallway.

### Hallway

With tiled floor and staircase to first floor.

### Living Room (11' 11" x 13' 3") or (3.64m x 4.04m)

With radiator, window to front, feature fireplace and boarded floor. Access through to lounge.

### Lounge (10' 0" x 13' 2") or (3.05m x 4.01m)

With bay window to front, radiator and feature fireplace, double glazed window and boarded floor.

### Dining Room (10' 5" x 13' 0") or (3.17m x 3.95m)

With tiled floor, built in cupboards and double glazed door to rear garden area.

### Kitchen (9' 8" x 9' 11") or (2.95m x 3.03m)

With a range of wall and base units with fitted worktops, stainless steel sink unit with mixer tap, electric oven and 5 ring gas hob with extractor hood above. Plumbing for washing machine and dish washer. Integrated fridge and freezer. Part tiled walls, down lights and double glazed door to garden. Tiled floor and double glazed window.

Understairs cupboard.

### First Floor

Landing with double glazed window, open balustrade and access to roof space.

### Bedroom 1 (11' 1" x 13' 1") or (3.37m x 4.0m)

With radiator, built in cupboards, double glazed window and radiator.

### Bedroom 2 (13' 1" x 12' 2") or (3.98m x 3.70m)

With window to front and radiator.

### Bedroom 3 (13' 3" x 13' 4") or (4.04m x 4.06m)

With radiator, window to front and TV point.

### Bedroom 4 (8' 5" x 7' 5") or (2.56m x 2.25m)

With radiator and double glazed window.

### Bathroom (7' 5" x 7' 4") or (2.27m x 2.24m)

With pedestal wash hand basin with mixer tap, low level wc and panelled bath with over bath shower unit and shower screen. Tiled walls and tiled floor. Heated towel rail, double glazed window, down lights and extractor fan.

### EXTERNALLY

To the front of the property is a walled forecourt garden with tarmac driveway with ample parking area and pedestrian door through to the rear garden.

Rear paved patio area with steps up to a lawned garden area with flower borders and greenhouse.

Electric charging point.

### Outside Wc

### Storage Shed (4' 3" x 6' 0") or (1.29m x 1.84m)

### Garage (16' 10" x 9' 6") or (5.13m x 2.90m)

With power and light. Double timber doors. Window.

### Local Authority

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

### Broadband and Mobile phone

The broadband and mobile signal is deemed good in this location. Please check with your provider.

### Viewing

By appointment with the Agents.

### Services

Mains electricity, mains water, mains gas

### Council Tax

E

### Directions

From our office proceed down Rhosmaen Street passing the Ck Store on the right. Turn right into Alan Road and after a short distance the property will be found on the right hand side.

