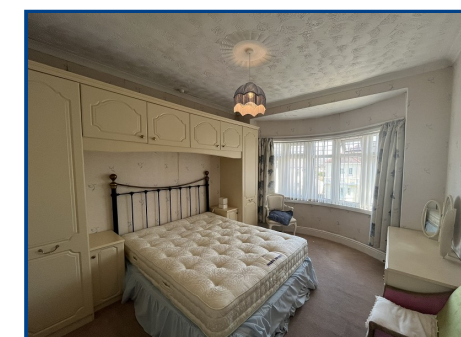




**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**4 Diana Road  
Llandeilo  
Carmarthenshire  
SA19 6RR**

**Price £325,000**



- Highly Desirable Location
- Semi Detached Three Bedroom Property
- Detached Garage
- Rear Garden With Patio and Lawned Area
- Ample Off-road Parking
- In Need of Modernisation
- Gas Central Heating
- EPC: PENDING

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).

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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 and versatile three-bedroom home situated in a desirable residential area in Llandeilo town.

The property boasts a beautifully established and well-maintained rear garden and benefits from a detached garage.

## Diana Road, Llandeilo, Carmarthenshire.

### Property Description

A well-presented and versatile three-bedroom home situated in a desirable residential area in Llandeilo town.

The ground floor accommodation comprises a kitchen, living room, reception room, shower room with WC, a bright sun room to the rear offers a delightful spot to enjoy the garden throughout the seasons. To the first floor, the property offers three well-proportioned bedrooms, all benefiting from good natural light, along with a family bathroom.

The property boasts a beautifully established and well-maintained rear garden. A generous lawn is bordered by a rich variety of mature shrubs, trees and flowering plants, creating a colourful backdrop throughout the seasons. The property also benefits from a side shared drive way leading to a detached garage.

The property enjoys a pleasant setting to enjoy the charm and convenience of Llandeilo living, with its excellent range of independent shops, cafes and local amenities close at hand.

### Hallway (10' 10" x 6' 2") or (3.30m x 1.88m)

With parquet flooring. Stairs to first floor. Coved ceiling. Double glazed window. Double glazed door. Radiator.

### Kitchen (19' 8" x 6' 8") or (6.0m x 2.04m)

With a range of floor and eye level cupboards. 4 ring gas hob. Stainless steel sink and drainer. Part tiled walls. Built in cupboard with glass front. Plumbing for washing machine. Picture rail. Quarry tiled flooring. Window to sunroom.

### Pantry (2' 10" x 8' 4") or (0.86m x 2.54m)

With tiled worktop. Double glazed window. Shelving.

### Living Room (14' 2" x 11' 10") or (4.33m x 3.60m)

With double glazed window. Coved ceiling. Gas fireplace with tiled hearth and wooden surround. Shelving.

### Shower Room (4' 9" x 6' 1") or (1.44m x 1.85m)

With low level WC. Vanity unit. Double glazed window. Shower cubicle. Part tiled walls.

### Sun Room (10' 8" x 8' 4") or (3.25m x 2.55m)

With tiled floor. Door to rear garden. Double glazed windows.

### Reception Room. (10' 6" x 10' 6") or (3.20m x 3.21m)

With double glazed bay window. Coved ceiling. 2 radiators.

### First Floor.

### Landing

With double glazed window on stairs. Coved ceiling. Access to roof space.

## Diana Road, Llandeilo, Carmarthenshire.

### Bedroom 1 (10' 9" x 10' 8") or (3.28m x 3.26m)

With bay window. Coved ceiling. Radiator.

### Bedroom 2 (12' 1" x 11' 8") or (3.69m x 3.55m)

With built in cupboards and dressing table. Coved ceiling. Double glazed window. Coved ceiling. Radiator.

### Bedroom 3 (12' 1" x 9' 7") or (3.68m x 2.91m)

With coved ceiling. Double glazed window. Radiator.

### Bathroom (8' 5" x 8' 11") or (2.57m x 2.72m)

With low level WC, panelled bath with shower attachment. Part tiled walls. Built in cupboard with Worcester Gas Boiler and slated shelves.

### EXTERNALLY

The property boasts a well-maintained rear garden. A generous lawn is bordered by a rich variety of mature shrubs, trees and flowering plants, creating a colourful backdrop throughout the seasons. Ample parking space

### Detached Garage (15' 4" x 8' 3") or (4.68m x 2.52m)

With double doors, concrete floor. Power and light.

### Local Authority

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

### Broadband and Mobile phone

The mobile and broadband signal is standard. Please check with your mobile provider.

### Viewing Arrangements

By Appointment With The Selling Agent.

### Services

Mains electricity, mains water, mains drainage and mains gas.

### Tenure

Freehold

### Council Tax

D

### Directions

From our office continue down Rhosmaen Street and turn left into New Road. Proceed along New Road into Carmarthen Road passing the former Police Station on the left hand side and take the next right into Diana Road and the property will be found on the left hand side.

