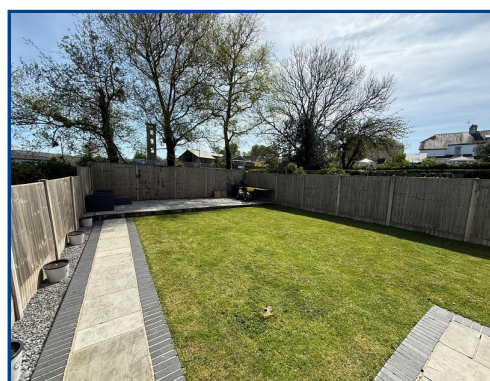
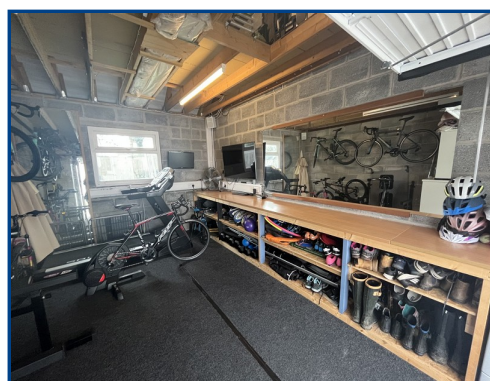
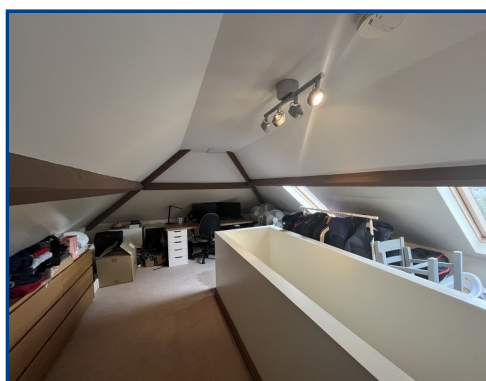
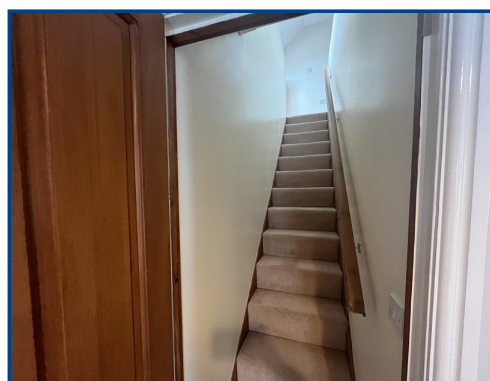
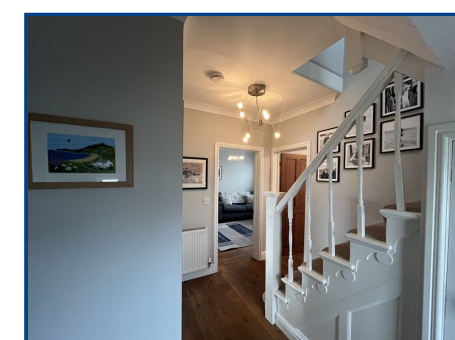
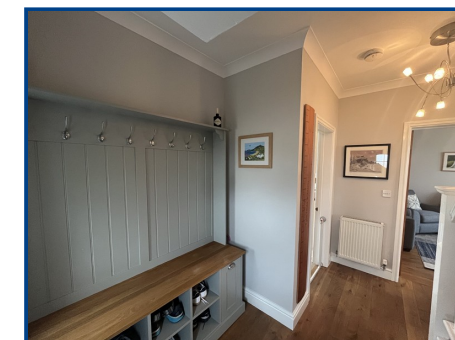


**7 Diana Road
Llandeilo
Carmarthenshire.**

Price **£399,950**



- Highly desirable location on Diana Road, Llandeilo
- Immaculate, move-in ready condition
- Three spacious double bedrooms plus attic room
- Stunning contemporary kitchen with bi-fold doors opening to the rear garden
- Ample off- road parking
- Separate home gym and workshop for flexible use
- Nest Smart heating system
- EPC: D67

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

An exceptional opportunity to purchase this beautifully presented three/ four bedroom semi- detached home situated on one of Llandeilo's most sought after residential streets.

Early viewing is highly recommended to fully appreciate the quality and space on offer.

EPC Rating: D67

Diana Road, Llandeilo, Carmarthenshire.

Property Description

An exceptional opportunity to purchase this beautifully presented three/ four bedroom semi-detached home situated on one of Llandeilo's most sought after residential streets. Finished to an immaculate standard throughout, the property offers generous living accommodation with modern features and stylish decor- perfect for immediate occupation.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious living room, sitting room and a stunning open- plan kitchen/ dining area fitted with high quality units and appliances, with bi-fold doors opening directly onto the enclosed rear garden. Upstairs there are three generously sized double bedrooms and a stylish family bathroom, while the attic has been converted to provide additional space.

Outside the property benefits from an enclosed rear garden, with a separate home gym and workshop. Ample off road parking is available to the front/side.

Diana Road is one of Llandeilo's most sought-after residential streets, offering a peaceful setting within easy reach of the town's boutique shops, cafes, schools and transport links.

Double Glazed Door

Entrance Hall

Oak floor, coved ceiling, stairs to first floor with open balustrade, under stairs cupboard and radiator.

Sitting Room (11' 2" Max x 10' 6") or (3.40m Max x 3.21m)

Double glazed windows to front with shutters, oak flooring, TV point, radiator and coved ceiling.

Living Room (11' 9" x 13' 3") or (3.58m x 4.05m)

With oak flooring, window shutters, double glazed window to front, radiator, coved ceiling, TV point and electric fire.

Kitchen/ dining room (15' 11" x 15' 4") or (4.86m x 4.68m)

Two radiators, double glazed bi-fold doors, down lights and sandstone tiled floor. Wall, base, drawer and larder units with timber work surfaces and splash backs. Ceramic bowl and a half sink unit with drainer and mixer tap. Sterling Range style free standing double oven with five ring induction hob and extractor hood over. Integrated dishwasher and integrated fridge/freezer. Coved ceiling and TV point.

Cloakroom & Utility Room (5' 3" x 6' 0") or (1.59m x 1.84m)

With extractor fan, sandstone tiled floor, coved ceiling, Vaillant wall mounted gas boiler and radiator. Corner sink with vanity below, double glazed window and low level WC.

First Floor

Half Landing

With open balustrade and two double glazed windows.

Landing

Coved ceiling.

Diana Road, Llandeilo, Carmarthenshire.

Bathroom (10' 9" Max x 8' 4" Max) or (3.28m Max x 2.54m Max)

L shape. Fully tiled floor and walls. Two heated towel rails, low level WC, pedestal wash hand basin, panelled bath and two double glazed windows. Walk in shower enclosure with rainfall shower head and hand held attachment, extractor fan, pull switch and down lights.

Bedroom 1 (11' 10" x 8' 5" Min) or (3.61m x 2.57m Min)

With double glazed window to rear, telephone point, coved ceiling and radiator.

Bedroom 2 (11' 10" x 11' 1") or (3.60m x 3.37m)

With radiator, double glazed window to front, TV point, coved ceiling and power points with USB chargers.

Bedroom 3 (9' 2" x 10' 8") or (2.79m x 3.25m)

With coved ceiling, two radiators and two double glazed windows and double glazed door onto balcony area.

Attic Room (18' 3" Max x 13' 3" Max) or (5.55m Max x 4.05m Max)

Restricted head room, two double glazed sky lights, exposed beams and telephone point.

Externally & The Outbuildings

To the front there is a lawned area and tarmac drive for several vehicles. Outside light.

Enclosed Rear lawned garden with large patio and paved pathway to further raised patio seating area. Two outside lights and tap.

Workshop (15' 5" x 8' 2") or (4.70m x 2.49m)

With window, shelving and workbench. Concrete floor, power and light. Access to roof space storage.

Gym (17' 1" x 11' 4") or (5.21m x 3.46m)

Up and over door. Double glazed window, power and light. Attic space with pull down ladder. Concrete floor, shelving with work surfaces over.

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.

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel No: 01267 234567

Services

Mains electricity, mains water, mains gas, mains drainage

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 right hand side.

