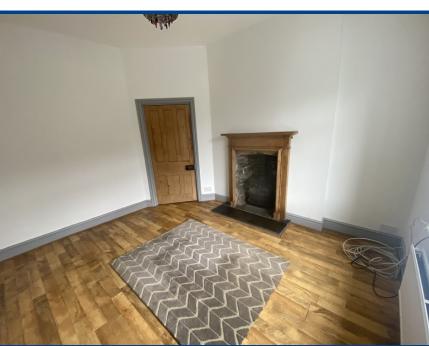


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
12 Offices Across South Wales

78 New Road
Llandeilo
Carmarthenshire
SA19 6DF

Price £165,000



- Attractive Mid Terraced House
- Two Double Bedrooms
- Move In Condition
- Traditional Features
- Convenient Town Location
- Good Size Garden With Large Patio Area
- EPC: C69
- COUNCIL TAX BAND B

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. 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 14 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.

General Description

This charming traditional mid terrace townhouse offers an attractive rendered and painted frontage beneath a classic slate roof. To the rear, the property enjoys a pleasant garden with a generous patio area, providing an ideal space for outdoor dining and relaxing. We are advised that permit parking is available on the street.

EPC Rating: C69

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New Road, Llandeilo, Carmarthenshire.

Property Description

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Inside, the accommodation is both well proportioned and thoughtfully arranged. The ground floor comprises a welcoming entrance hall, comfortable lounge, kitchen/ breakfast room and a useful utility area. To the first floor are two well-presented bedrooms with a modern shower room.

Set within the picturesque Towy Valley, Llandeilo enjoys excellent connectivity to the M4 and the wider County of Carmarthenshire. Cardiff is approximately one hour by car, while Llanelli and Swansea are around 30 minutes away. The area is also a popular tourist destination, with a wealth of nearby attractions including Dinefwr Castle, Carreg Cennen Carreg, Dryslwyn Castle Aberglasney Gardens and the National Botanic Garden of Wales, all within a short drive.

Double Glazed Door:

Entrance Hall

With radiator, tiled floor, exposed stone wall and brick archway. Part panelled walls, telephone point, double glazed window and electric meter box.

Lounge (10' 7" x 11' 11") or (3.23m x 3.63m)

With double glazed window to front, telephone point, laminate floor, multi fuel fireplace with timber surround and hearth.

Kitchen/Breakfast Room (10' 2" x 9' 11") or (3.11m x 3.02m)

With a range of wall, drawer and base units. Radiator, double glazed window to rear and double glazed door. Part tiled walls, appliance space, plumbing for dishwasher and engineered oak flooring. Part tiled recess housing gas Rangemaster cooker. Stainless steel sink with mixer tap and drainer, wine cooler and down lights.

Utility Room (5' 10" x 9' 1") or (1.79m x 2.76m)

With tiled floor, base unit with counter top over. Vaillant wall mounted combi gas boiler, radiator, appliance space and plumbing for washing machine. Under stairs storage with shelving and double glazed window to rear.

First Floor



Landing

With open balustrade, exposed stonework, radiator and double glazed window to front.

Shower Room (8' 10" x 5' 11") or (2.70m x 1.81m)

With exposed stonework walls, sanded floor boards, radiator, low level WC, double glazed window to rear, wash hand basin, shower unit with Mira electric shower. Part tiled, pull switch and access to loft.

Bedroom 1 (12' 2" x 10' 10") or (3.71m x 3.31m)

With radiator, double glazed bay window to front, attractive feature open fireplace with timber surround and mantle.

Bedroom 2 (10' 6" x 10' 3") or (3.21m x 3.13m)

With radiator, double glazed window to rear, attractive feature open fireplace with timber surround and mantle.

EXTERNALLY

Rear Garden

Outside tap.

Steps up to large patio area with raised flower bed. Lawned area.

Storage Shed



New Road, Llandeilo, Carmarthenshire.

Local Authority

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

Broadband and Mobile phone

The broad band and mobile signal is deemed to be good in this locality.

Viewing Arrangements

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

Directions

From our office continue down Rhosmaen Street to the junction and turn left opposite CKs store. Continue to the top of New Road and the property will be found on the right hand side.