



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

5 The Mews  
New Road  
Llandeilo  
Carmarthenshire.

Price **£775 Monthly**



- AVAILABLE TO RENT
- 2 BEDROOM HOUSE AND GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PATIO AREA
- MINIMUM 6 MONTH LET
- HOLDING FEE £100.00
- COUNCIL TAX BAND C
- BOND £825.00



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**

AVAILABLE TO RENT - A well presented 2 bedroom town house with integral garage and rear patio area.

**EPC Rating: C72**

New Road, Llandeilo, Carmarthenshire.

Property Description

AVAILABLE TO RENT - A well presented and located 2 bedroom town house with integral garage. The property has the benefit of gas central heating and double glazing. The accommodation is set over three floors and comprises entrance hall, integral garage, utility area, separate wc, lounge, kitchen/diner, 2 bedrooms and bathroom.

Situated within Llandeilo town centre within walking distance of all amenities. Llandeilo offers a wide and varied range of amenities to include shops, offices and schools etc. Leisure amenities are available within walking distance to include tennis courts, playing fields, Penlan park, Dynevor park with its Historic Castle, nature walks and wildlife reserve.

Llandeilo is situated in the Towy Valley and is centrally located for the M4, the County of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. The area is well known tourist destination with popular attractions of Dinefwr Castle, Carreg Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

Ground Floor

Double Glazed Door

to:

Hall

With coat hooks, radiator, coved ceiling, door to garage and staircase to first floor.

Integral Garage (28' 4" x 9' 3") or (8.64m x 2.83m)

With up and over door. Concrete floor.

Separate WC (3' 5" x 6' 6") or (1.03m x 1.99m)

With low level wc, radiator, coved ceiling and tiled floor.

Utility Room (9' 8" x 3' 8") or (2.94m x 1.11m)

With stainless steel sink unit with base cupboard, tiled floor and plumbing for washing machine. Radiator.

First Floor Landing

Lounge (14' 10" x 9' 7") or (4.52m x 2.92m)

With feature fire surround, coved ceiling, radiator and bay window to front. Open balustrade staircase to third floor.

New Road, Llandeilo, Carmarthenshire.

Kitchen/Diner (13' 5" x 13' 2") or (4.10m x 4.02m)

With a range of base, display, drawer and walls units, fitted worktops, bowl and a half sink unit, electric oven with extractor hood above and double glazed window. Radiator, coved ceiling, part tiled walls and patio door with side panel to rear. Wall mounted gas boiler.

Second Floor Landing

Access to roof space. Built in cupboard with slatted shelving. Coved ceiling.

Bedroom 1 (13' 3" x 11' 9") or (4.05m x 3.59m)

With radiator, double glazed window and coved ceiling.

Bedroom 2 (9' 7" x 9' 6") or (2.92m x 2.89m)

Double glazed window, built in wardrobe and coved ceiling.

Bathroom (6' 4" x 6' 4") or (1.93m x 1.93m)

With pedestal wash hand basin, low level wc and panelled bath with over bath electric shower unit and shower screen. Coved ceiling, vanity light and shaver point. Extractor fan, part tiled walls and radiator.

EXTERNALLY

Enclosed rear patio area with steps down to front of the house.

Outside tap.

Local Authority

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

Broadband and Mobile phone

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

Viewing

By appointment with the Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

C

Directions

From our office continue down Rhosmaen Street and turn left into New Road, take the left under the archway and the property will be found in front of you.

