



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

**3 Pantllyn Terrace
Llandybie
Ammanford
Carmarthenshire. SA18 3JT**

Price **£165,000**



- Charming Mid Terrace 2 Bedroom Cottage
- Rear Garden with Store Shed
- Electric Heating
- Double Glazing
- Quiet Semi Rural Location
- Convenient to Llandeilo and Ammanford
- 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.

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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 delightful and well presented cottage in a quiet semi rural location in a peaceful community atmosphere. The cottage is of traditional construction under a slated roof with double glazing and electric heating renovated over recent years to provide a home of character. Viewing is highly recommended.

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Pantllyn Terrace, Llandybie, Ammanford, Carmarthenshire.

Property Description

Situated in a lovely semi rural location in the small rural hamlet of Pantllyn with views over the surrounding countryside, this quaint terraced country cottage of traditional construction with stone elevation under a slated roof provides spacious accommodation with many character features. To the rear of the property is an attractive garden area with store shed and rear pedestrian access.

The hamlet is conveniently located to the village of Llandybie with its Primary School, places of worship and public house together with shopping facilities. The town of Llandeilo is approximately 5 miles away which offers a wide and varied range of amenities. The M4 Motorway at Pont Abraham is within easy commuting distance with good access through to Swansea and Llanelli and of course is the main route to the rest of the country.

The accommodation comprises kitchen/dining room, lounge, 2 bedrooms and bathroom.

Double Glazed Door

Stable door to:

Kitchen/ dining room

With a range of base, wall and drawer units with fitted worktops, 4 ring electric hob with extractor hood above and electric oven. Stainless steel sink unit with mixer tap, plumbing for washing machine, part tiled walls, coved ceiling and radiator. Bressumer beam, alcove with appliance space and shelving. Laminate floor and meter box, double glazed window.

Lounge (15' 3" x 10' 10") or (4.65m x 3.29m)

With feature fireplace with timber mantle and hearth with wood burning stove, alcoves and shelving either side. TV point, radiator, laminate floor and double glazed window and double glazed door. Open balustrade staircase to first floor and understairs cupboard. Coved ceiling.

First Floor

Landing

Access to roof space.

Pantllyn Terrace, Llandybie, Ammanford, Carmarthenshire.

Bedroom 1 (11' 6" x 12' 1") or (3.51m x 3.69m)

Built in wardrobe, radiator and double glazed window. Coved ceiling

Bedroom 2 (10' 7" x 8' 4") or (3.23m x 2.55m)

Radiator, double glazed window and coved ceiling.

Bathroom (6' 5" x 7' 6") or (1.96m x 2.29m)

With panelled bath with over bath electric shower and mixer tap with hand attachment, low level wc and vanity unit with wash hand basin and mixer tap. Double glazed window, radiator, coved ceiling, pull switch and laminate floor.

EXTERNALLY

to the rear of the property is a patio doors with enclosed lawned garden area with mature shrubs and borders.

Rear pedestrian access.

Garden Shed (6' 9" x 8' 10") or (2.06m x 2.69m)

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 Selling Agents.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Directions

From Llandeilo proceed over the bridge to Ffairfach. At the traffic lights take the right onto the A476 Cross Hands Road. Proceed for approximately 3 miles and turn left signposted Milo. Proceed through the village and take the second right signposted Carmel. Pantllyn Terrace will be found on the right hand side.

