

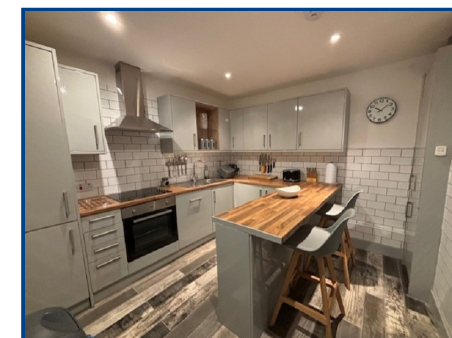
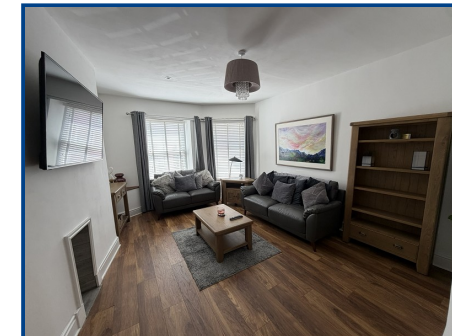


Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers

12 Offices Across South Wales

**2a Bridge Street  
Llandeilo  
Carmarthenshire  
SA19 6BN**

Price **£900 Monthly**



- AVAILABLE TO RENT
- WELL PRESENTED 2 BEDROOM HOUSE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ROOF TERRACE
- HOLDING DEPOSIT £100.00
- COUNCIL TAX B
- BOND £900.00 TERM 6 MONTH

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

**EPC Rating: D64**

### General Description

AVAILABLE TO RENT - An immaculate and well presented 2 bedroom mid terrace house in a convenient location within walking distance of the town centre.

#### Important notice

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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).

#### 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.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

## Bridge Street, Llandeilo, Carmarthenshire.

### Property Description

Available to rent, this well presented recently refurbished fully furnished 2 bedroom house.

The property is situated in a convenient location within a walk of the town centre which offers a variety of shops, cafes and schools. Leisure amenities are close at hand to include tennis courts, playing fields, Penlan park, Dinefwr 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 administrative centre 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, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

The accommodation comprises entrance hall, lounge, dining room, kitchen/breakfast room, 2 bedrooms and bathroom. Externally small seating area.

### Hall (15' 8" x 2' 11") or (4.78m x 0.89m)

Double glazed front door into hall with laminate floor, stairs to first floor with glass panel balustrade, radiator and under stairs storage.

### Kitchen/Breakfast Room (10' 10" x 10' 2") or (3.31m x 3.10m)

Wall, base and drawer units, fitted worktops and stainless steel sink and drainer with mixer tap. Integrated dishwasher and breakfast bar. Tiled floor, part tiled walls, down lights and radiator. Integrated oven and induction hob with extractor hood over. Fridge and freezer.

### Dining Room (11' 8" x 12' 4") or (3.55m x 3.75m)

With radiator, laminate floor and pendant lighting.

### Lounge (13' 4" x 15' 8") or (4.07m x 4.78m)

Two double glazed windows to the front, laminate floor, radiator and down lights.

### First Floor

#### Landing

With laminate floor, pendant lighting, radiator, access to loft space and double glazed window to rear.

## Bridge Street, Llandeilo, Carmarthenshire.

### Bathroom (9' 8" x 7' 9" Max) or (2.94m x 2.37m Max)

Fully tiled walls and floor. Radiator, low level WC, pedestal wash hand basin, freestanding claw bath with mixer tap and hand held attachment. Shower cubicle with Triton electric shower, downlights and double glazed window to front.

### Bedroom 1 (15' 7" x 9' 8") or (4.75m x 2.94m)

With laminate floor, double glazed window to front, built in cupboard and radiator.

### Bedroom 2 (12' 8" x 10' 9") or (3.85m x 3.28m)

Step down. Down lights, laminate floor, built in wardrobe, radiator, double glazed window and door onto;

### EXTERNALLY

Roof terrace off the second bedroom.

### Local Authority

Carmarthenshire County Council, Spilman Street, Llandeilo, Carms

### Broadband and Mobile phone

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 gas, mains drainage

### Council Tax

B

### Directions

From our office head down Rhosmaen Street passing the Church on your left. Follow on down into Bridge Street where No. 2B will be found on the right hand side.

