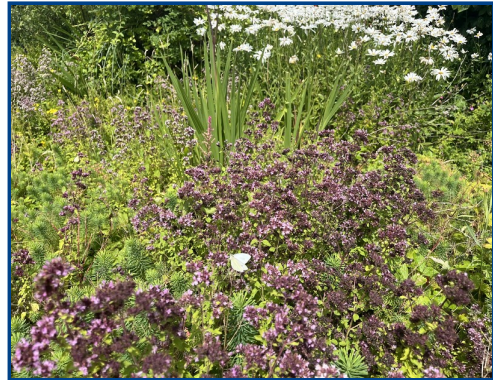
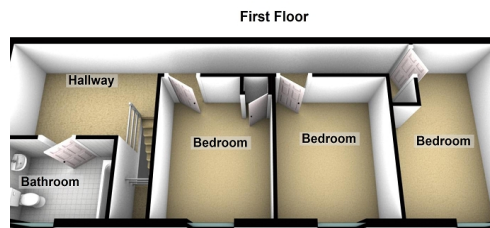
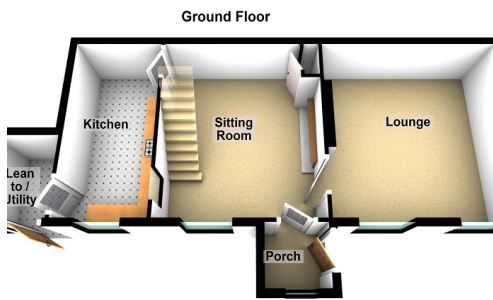




**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

3 Cefntirescob Llandeilo Carmarthenshire SA19 7HT

Price **£175,000**



- NO ONWARD CHAIN
- Double Fronted Traditional Stone Cottage
- Scope For Full Renovation and Modernisation
- Three Double Bedrooms
- Generous Garden
- Conveniently Located on the Outskirts of Llandeilo
- On Street Parking
- EPC: F28

General Description

A rare opportunity to acquire a spacious, double- fronted end of terrace cottage located on the outskirts of the of the highly regarded town of Llandeilo. Once two separate cottages, this now unified property offers a generous internal footprint with huge potential for renovation and modernisation.

EPC Rating: F28

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.

Tel: **01558 823 601**

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

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

Cefntirescob, Llandeilo, Carmarthenshire.

Property Description

A rare opportunity to acquire a spacious, double-fronted end of terrace cottage located on the outskirts of the of the highly regarded town of Llandeilo. This former pair of cottages has been combined to create a generous home offering considerable potential for modernisation and personalisation.

Set within a quiet position just a short drive from the centre of Llandeilo, the property retains a number of original features and offers flexible accommodation ideal for those looking to put their own stamp on the property.

Llandeilo is situated centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. Leisure amenities are available within easy distance distance to include Tennis Courts, playing fields, Penlan Park, Dynevor Park with its Historic Castle, nature walks and wildlife reserve. The area is a well known tourist destination with popular attractions of Dinefwr Castle, Carreg Cennen Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

Entrance Porch

Double glazed door, window and radiator.

Sitting Room (15' 0" Max x 15' 10") or (4.57m Max x 4.82m)

With Rayburn, radiator, stairs to first floor, TV point and double glazed window.

Lounge (18' 0" x 16' 1") or (5.49m x 4.91m)

With brick feature fireplace and mantle, coved ceiling, TV point, 2 double glazed windows, wall lights and radiator.

Inner Hallway

Understairs storage area.

Kitchen (14' 8" x 6' 3") or (4.46m x 1.91m)

With a range of base, wall and drawer units, tiled floor and part tiled walls. Radiator, cooker space, plumbing for washing machine, single drainer sink unit with mixer tap, double glazed window and fluorescent light.

Lean to/utility (7' 1" x 5' 8") or (2.17m x 1.72m)

Light, concrete floor, timber panelled ceiling, double glazed window and door.

First Floor

Landing

Access to roof space.

Cefntirescob, Llandeilo, Carmarthenshire.

Bathroom (10' 5" x 6' 5") or (3.18m x 1.95m)

With low level wc, pedestal wash hand basin and panelled bath. Double glazed window, pull switch and part tiled walls.

Inner Landing

2 double glazed windows.

Bedroom 1 (12' 10" x 9' 8") or (3.92m x 2.94m)

Double glazed window, pull switch, Airing cupboard with hot water tank and slatted shelving.

Bedroom 2 (12' 11" x 9' 9") or (3.94m x 2.97m)

Double glazed window and pull switch.

Bedroom 3 (8' 2" x 16' 8") or (2.48m x 5.08m)

Widening to 3.31m. Double glazed window and radiator.

EXTERNALLY

Spacious naturalised front garden

Former shed, former greenhouse and outhouse with wc.

Oil Tank

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

By appointment with the Selling Agents.

Services

Mains electricity, mains water and mains drainage. Oil Central heating.

Tenure

Freehold

Directions

From our office head down Rhosmaen Street to the roundabout. Proceed across the roundabout signposted Llandovery and take the next left signposted Talley. Proceed up the hill where the property can be found on the left hand side.

