



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

Apartment 1
Penrhiw 15 Carmarthen Street
Llandeilo
Carmarthenshire
SA19 6AE

Guide Price **£149,000**



- Top Floor 2 Double Bedroom Apartment
- Located In The Centre of Llandeilo Town
- Broad Appeal To Purchasers/ Investors
- Flexible Open Plan Living Space
- Bespoke Fitted Kitchen
- Gas Central Heating



EPC Rating: C69

General Description

A beautifully presented two double bedroom, one bathroom top floor apartment, ideally located in the heart of Llandeilo town centre. This light and spacious home was renovated in 2020, offering modern living while retaining practicality and comfort.

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**

Penrhiw 15 Carmarthen Street, Llandeilo, Carmarthenshire.

Property Description

A beautifully presented two double bedroom, one bathroom top floor apartment, ideally located in the heart of Llandeilo town centre. This light and spacious home was renovated in 2020, offering modern living while retaining practicality and comfort. The property features a stylish open-plan kitchen/ dining/living area, creating a bright and sociable space ideal for both everyday living and entertaining. The kitchen has been thoughtfully designed to maximise storage and functionality. The apartment comprises of two double bedrooms and a modern bathroom. Throughout the apartment there are plenty of built-in storage cupboards, ensuring excellent use of space. Situated within easy walking distance of local shops, restaurants, and amenities, this apartment is perfectly suited to first-time buyers, downsizers, or investors seeking a central Llandeilo location.

Rear Entrance Door

With steps up to flat door entrance.

Entrance Hall

With storage cupboard with plumbing for washing machine and work surface over.

Inner Hall

With storage cupboard with louvre doors and shelving. Double glazed window and radiator.

Walk in Store Cupboard

With gas combi boiler and coat hooks.

Bathroom (9' 2" x 5' 0") or (2.79m x 1.52m)

Panelled bath with mixer tap and mains shower over. Pedestal wash hand basin, heated towel rail, double glazed window and extractor fan.

Living Room (11' 6" x 9' 0") or (3.51m x 2.75m)

With double glazed sash window and radiator.

Kitchen/ dining room (12' 0" x 9' 5") or (3.67m x 2.87m)

With base and drawer units. Ceramic sink with drainer and mixer tap. Four ring induction hob, electric oven and extractor hood over. Larder unit, solid oak flooring, part tongue and grove wall panelling.

Penrhiw 15 Carmarthen Street, Llandeilo, Carmarthenshire.

Inner Hall

With access to loft space.

Bedroom 1 (10' 6" x 8' 5") or (3.21m x 2.57m)

With double glazed window and radiator. Walk in wardrobe with double doors (1.45 x 0.77) and shelving and hanging rail.

Bedroom 2 (13' 5" x 8' 10") or (4.08m x 2.68m)

With double glazed window and radiator.

EXTERNALLY

Side entrance porch with locked door to covered alleyway leading to recycling and refuse storage area at the rear.

Agents Note

We have been advised that this is a jointly owned freehold with the other privately owned flats. There is a £50 service charge per month.

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel No: 01267 234567

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Leasehold

Council Tax

A

Directions

From our office continue down Rhosmaen street passing the Cawdor Hotel on the right, turn left into Carmarthen street and proceed to the top where the apartment will be found on the left hand side.

