







Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Greenfield Place
Llandeilo
Carmarthenshire

Guide Price **£185,000**











- Four bedroom mid-terrace property
- Ideal first-time buyer purchase
- Excellent family home
- Central Llandeilo location
- Well-proportioned accommodation
- Excellent potential to personalise
- Viewing highly recommended
- OFFERED WITH NO CHAIN

General Description

EPC Rating: C

A well-presented four-bedroom mid-terraced property, ideally situated within the popular market town of Llandeilo.Offering comfortable and versatile accommodation, this attractive home is move-in ready, whilst providing the perfect opportunity for a new owner to add their own style and personality and truly make it their own.

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.

Greenfield Place, Llandeilo, Carmarthenshire.

Property Description

Situated in a convenient central position within the popular market town of Llandeilo, 18 Greenfield Place is a generously proportioned four bedroom mid-terrace property offering an excellent opportunity for first-time buyers, growing families and investors alike.The property provides well-balanced accommodation arranged over two floors, with four bedrooms making it particularly versatile for modern family living. Its central location places the town's everyday amenities, shops, cafés, restaurants and local services within easy reach, making this an ideal home for those wishing to enjoy the convenience of town-centre living.The property represents an excellent opportunity for a purchaser looking to acquire a substantial family home with scope to personalise and make their own.

Llandeilo is a charming and well-regarded town situated within the beautiful Towy Valley, surrounded by some of Carmarthenshire's most attractive countryside.The town provides a good range of amenities for day-to-day living, together with a vibrant selection of independent businesses and leisure facilities. Its location also makes it an excellent base for exploring the wider Carmarthenshire countryside and nearby attractions.

Double Glazed Door

TO:

Hall

With decorative cornice, stairs to first floor radiator and under stair cupboard.

Living Area (12' 7" x 11' 2") or (3.83m x 3.41m)

With radiator, double glazed window to front, radiator and alcoves with built in cupboards.

Dining Area (11' 1" x 10' 9") or (3.39m x 3.27m)

With double glazed window to rear, radiator and alcoves with built in cupboards.

Kitchen/Breakfast Room (15' 5" x 9' 1") or (4.69m x 2.78m)

Two double glazed windows to side and double glazed door. Radiator, tiled floor and part tiled walls. Wall, base and drawer units. Stainless steel sink, drainer and mixer tap. Integrated dishwasher, plumbing for washing machine, electric oven with ceramic hob and extractor hood over. Down lights.

First Floor

Landing

Double glazed window, open balustrade and access to loft space.

Rear Landing

Greenfield Place, Llandeilo, Carmarthenshire.

Bathroom (8' 9" x 6' 0") or (2.67m x 1.84m)

With tiled floor and part tiled walls. Panelled bath, mixer tap and mains shower. Down lights, double glazed window to side, low level WC, extractor fan and pedestal wash hand basin. Cupboard with louvre door, housing wall mounted gas boiler. Heated towel rail.

Bedroom 1 (9' 2" x 7' 0") or (2.80m x 2.14m)

With radiator and double glazed window to rear.

Bedroom 2 (11' 7" x 8' 10") or (3.52m x 2.69m)

With radiator and double glazed window to rear.

Bedroom 3 (13' 7" x 9' 2") or (4.13m x 2.79m)

With radiator and double glazed window to front.

Bedroom 4 (10' 3" x 7' 10") or (3.13m x 2.38m)

With radiator and double glazed window to front.

EXTERNALLY

To the front, the property benefits from a low-maintenance forecourt enclosed by attractive brick work and wrought iron railings.

Local Authority

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

Viewing Arrangements

By appointment with the selling agent.

Broadband and Mobile phone

The mobile signal is deemed good. Ultrafast broadband is available in this area.

Agents Note

We are advised there is a 3rd party pedestrian right of way at the rear of the property.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

Directions

From our office continue down Rhosmaen Street and turn left into New Road. Proceed up New Road and turn right just before the Crown Stores and the property will be found a little way on the left hand side.











