























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.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Parc Pencrug
Llandeilo
Carmarthenshire

Price **£275,000**











- Sought-after cul-de-sac location on the edge of Llandeilo
- Within easy walking distance of the town centre and local amenities
- Modern four-bedroom end of terrace home
- Principal bedroom with en-suite shower room
- Gas central heating and double glazing
- Integral garage and useful utility area
- Rear tier patio area perfect for outdoor dining
- EPC: Pending

General Description

EPC Rating: C

Modern, spacious and superbly located, this four-bedroom mid-terraced home sits in a quiet cul-de-sac just moments from the heart of Llandeilo. Offering bright, versatile living, an integral garage, and easy access to beautiful parkland and local amenities, it’s an ideal home in a highly desirable setting.

Parc Pencrug, Llandeilo, Carmarthenshire.

Property Description

Situated on a sought-after residential development on the fringe of the popular market town of Llandeilo, this well-presented mid-terraced four-bedroom home enjoys a prime position within a small and quiet cul-de-sac, just a short walk from the town centre.This modern property offers light and spacious accommodation throughout, benefitting from gas central heating and double glazing.Llandeilo itself provides a wide and varied range of amenities, including independent shops, cafés, schools, and professional services. A range of leisure facilities are also within easy walking distance, including tennis courts, playing fields, and the attractive Penlan Park. The beautiful Dynevor Park, with its historic castle, nature walks, and wildlife reserve, is also close by.The town is set within the picturesque Towy Valley and is conveniently located for access to the M4 corridor. The county town of Carmarthen is within easy reach, while Cardiff is approximately one hour by car. Llanelli and Swansea are both accessible within around 30 minutes. The area is a well-known tourist destination, with notable attractions such as Dinefwr, Carreg Cennen Castle, Dryslwyn Castle, Aberglasney Gardens, and the National Botanic Garden of Wales all located within a short drive.The accommodation briefly comprises: entrance hall, utility area, two cloakrooms, kitchen/dining room, and a comfortable lounge. Four bedrooms, including a principal bedroom with en-suite shower room, together with a bathroom.Externally, the property benefits from an integral garage, a rear tiered patio area ideal for outdoor dining, and a private side garden space.

Entrance Hall

With double glazed door and window. Stairs to first floor with under stairs cupboard. Coved ceiling. Radiator.

Integral Garage (22' 8" x 10' 3") or (6.91m x 3.12m)

With up and over electric garage door. Power and light. Concrete floor.

Utility Room (7' 6" x 5' 10") or (2.29m x 1.79m)

Base and eye level cupboards. Plumbing for washing machine. Coved ceiling. Down lights. Radiator.

Separate WC (5' 10" x 5' 9") or (1.79m x 1.75m)

With tiled floor. Stainless steel sink and drainer. Vanity unit with wash hand basin with mixer tap. Low level WC. Part tiled walls. Extractor fan. Radiator.

First Floor

Landing

With coved ceiling. Stairs to second floor. Double glazed window. Radiator.

Kitchen / Diner / Family Room (16' 6" x 11' 9") or (5.02m x 3.58m)

With range of floor and wall base units. Granite work tops. Integrated dishwasher. Bowl and a half stainless steel sink. Integrated fridge/ freezer. 4 ring gas hob and extractor hood with electric oven under. Ideal gas boiler, tiled floor, coved ceiling. Part tiled walls, radiator and patio doors to rear.

Living Room (14' 8" x 9' 9") or (4.47m x 2.98m)

With double glazed door Juliet balcony. Coved ceiling. Radiator.

Parc Pencrug, Llandeilo, Carmarthenshire.

Separate WC (9' 9" x 3' 7") or (2.98m x 1.10m)

With low level WC. Vanity unit with wash hand basin. Tiled floor. Coved ceiling. Part tiled walls. Radiator.

Study/ Bedroom 4 (9' 2" x 6' 5") or (2.79m x 1.95m)

With double glazed window. Coved ceiling. Radiator.

Second Floor.

Bedroom 1 (16' 6" x 10' 1") or (5.03m x 3.07m)

With 2 double glazed window. Coved ceiling. Radiator.

Bedroom 2 (9' 0" x 13' 5") or (2.75m x 4.10m)

With double glazed. Coved ceiling. Radiator.

Bedroom 3 (9' 5" x 7' 1") or (2.87m x 2.16m)

With coved ceiling. Double glazed window.

EXTERNALLY

Rear garden with tiered timber decking, lawned area with steps down to a further side garden and timber garden shed. The space benefits from outdoor lighting and a water tap, with mature shrubs and established planting adding privacy and character. Pedestrian side access completes this attractive and functional outdoor setting.

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

Council Tax

Band E

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Council Tax

E

Directions

From our office continue up New Road into Carmarthen Road. Turn right into Lon Rhys and continue into Parc Pencrug, take the first left at the roundabout, continue down the hill and take the 2nd right turn into the cul de sac where the property will be found on the right hand side.











