























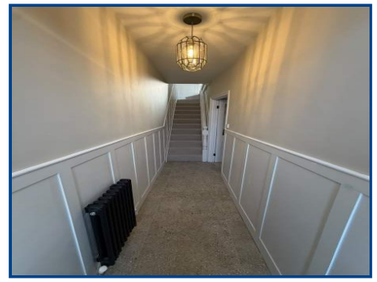


## Thomas Terrace
## Llandeilo

Price **£239,950**



- Fully Renovated Three Bedroom Mid Terraced House
- Situated on a quiet street in the heart of Llandeilo
- Stunning modern fitted kitchen
- Large patio doors opening onto the rear garden
- Convenient ground-floor shower room
- Ready to move into. Early viewing highly recommended
- EPC: PENDING









## General Description

A wonderful opportunity to purchase this beautifully renovated three-bedroom terraced property, ideally situated along a quiet street in the heart of the popular market town of Llandeilo.

A superbly presented home in a convenient yet peaceful location, offering modern living and character in equal measure. Early viewing is highly recommended to fully appreciate all that this lovely property has to offer.

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

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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.

**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.

# Thomas Terrace, Llandeilo.

## Property Description

Beautifully Renovated Three-Bedroom Terraced Home in the Heart of Llandeilo

A wonderful opportunity to purchase this beautifully renovated three-bedroom terraced property, ideally situated along a quiet street in the heart of the popular market town of Llandeilo.

Finished to a lovely modern standard using premium range products through the renovation, this charming home successfully combines contemporary style with comfortable living, making it an ideal purchase for first-time buyers, families or those looking for a ready-to-move-into home.

The accommodation is thoughtfully arranged over two floors and briefly comprises an inviting living and dining areas, a stunning premium modern fitted kitchen by Schmidt with stone worktop and impressive large patio doors opening directly onto the rear garden, creating a lovely connection between indoor and outdoor living.

To the first floor are three bedrooms, including principal bedroom benefiting from its own dressing room, together with a stylish family bathroom. A further ground floor shower room provides additional convenience.

Externally, the property enjoys a rear garden, offering an ideal space for relaxing and entertaining.

Thomas Terrace is conveniently positioned within the heart of Llandeilo, a charming and sought-after market town renowned for its independent shops, cafés, restaurants and attractive surroundings. The town also offers a range of everyday amenities, schooling and transport links, with the beautiful Carmarthenshire countryside close by.

## Double Glazed Door

To:

## Entrance Hall

With Mandarin Stone terrazzo effect porcelain tiled floor, traditional radiator, timber wall panelling and stairs to first floor.

## Lounge Area (9' 2" x 11' 4") or (2.80m x 3.46m)

With coved ceiling, double glazed window to front, two radiators and TV point.

## Dining Area (11' 8" x 11' 9" Min) or (3.55m x 3.59m Min)

Coved ceiling and traditional radiator. Under stair cupboard.

## Shower Room (6' 2" x 4' 11" ) or (1.88m x 1.50m)

With Mandarin Stone tiles used throughout, heated towel rail, extractor fan and low level WC. Part tiled walls, walk in shower enclosure with premium Hansgrohe rainfall shower and hand held attachment. Wash hand basin with soft close built in drawer and wall light.

## Kitchen (11' 11" Max x 13' 0" Max) or (3.62m Max x 3.97m Max)

Tiled floor. Fitted in 2024 the Schmidt kitchen compromises a combination of base fixed and drawer units with a tall pull out drawer larder unit. Integrated Bosch fridge, freezer and dishwasher. Eye level Neff double oven, AEG induction hob with downdraft extraction. Mandarin stone glazed mosaic part tiled walls, Franke undermount sink and Quooker mixer tap with integral water filter cartridge and pull out tap hose. Traditional radiator, cupboard unit with plumbing for washing machine and housing modern gas boiler (2024). Patio doors to rear garden.

## First Floor

## Landing

Open balustrade, timber wall panelling, traditional radiator and access to loft space. Built in cupboard with shelving.

# Thomas Terrace, Llandeilo.

## Bathroom (8' 10" x 5' 7" ) or (2.68m x 1.71m)

Step down. Double glazed window to rear, low level WC, enamelled steel bath with mixer tap and hand held attachment. Heated towel rail, vanity wash hand basin, wall light, Mandarin Stone tiled floor and part tiled walls. Extractor fan.

## Bedroom 1 (9' 11" x 9' 5") or (3.03m x 2.86m)

With traditional radiator.
Step down into dressing room.

## Dressing Room (5' 9" x 5' 9") or (1.76m x 1.74m)

With double glazed window to rear and radiator.

## Bedroom 2 (8' 6" Min x 11' 0") or (2.58m Min x 3.35m)

With radiator and double glazed window to front.

## Bedroom 3 (7' 11" x 6' 0") or (2.41m x 1.82m)

With double glazed window to front and radiator.

## EXTERNALLY

Porcelain tiled patio area and steps up to lawned area with red robin hedging. Outside lights and tap.
Store shed 3.76 x 2.32 with double glazed window and concrete floor.

## Local Authority

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

## Broadband and Mobile phone

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

## Viewing Arrangements

By appointment with the selling agents.

## Services

Mains Electric, Mains Gas, Mains Water and Mains Drainage

## Tenure

Freehold

## Council Tax

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## Directions

From our office continue down Rhosmaen Street passing the pentrol station on the left. Turn right into Station Road and turn right into Thomas Terrace where the property will be found on the left hand side.



