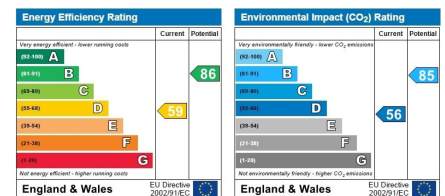




## 6 Church Street, Llandeilo SA19 6BH

Offers in the region of £112,000

EER: 59 EIR: 56  
Quaint Two Bedroom Cottage  
Town Centre Location  
Fantastic Views From Rear  
Gas CH & DG



John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**HC/DT/74667/310120**

## **DESCRIPTION**

Ideally situated on Church Street this quaint & quirky cottage set in the heart of the market town of Llandeilo. The cottage has been renovated by the current owner to provide open plan living on the ground floor, two bedrooms and a bathroom on the first floor. There are fantastic views over the river Towy and the surrounding countryside from the rear balcony. Llandeilo is situated in the Towy Valley, one of the most sought after regions in the principality and is centrally located for the M4, the county town of Carmarthen, Llanelli and Swansea. The market town of Llandeilo has a variety of eateries, unique boutiques & craft shops and is a popular tourist area. Leisure amenities are available within walking distance to include tennis courts, playing fields, Penlan Park, Dynevor Park with castle, nature walks and wildlife reserve.

## **OPEN PLAN LOUNGE & KITCHEN**

14' x 10'10 (4.27m x 3.30m)

Double glazed window to front, fireplace with feature surround, radiator with decorative cover. The kitchen area is fitted with base units with worktop over, electric oven and hob

with extractor fan over, plumbing for washing machine, part tiled walls, wall mounted boiler providing domestic hot water and central heating.

## **FIRST FLOOR**

### **BEDROOM ONE**

Please note this room has angled walls. Double glazed window to front, radiator.

### **BEDROOM TWO**

Please note this room has angled walls. Double glazed window to rear, radiator.

### **BATHROOM**

Modern bathroom suite comprising of bath with shower over, pedestal wash hand basin, WC, tiled walls, tiled flooring, towel radiator.

## **EXTERNALLY**

The rear of the property has a decked balcony with fabulous views over the Towy Valley.

## **SERVICES**

We are advised mains services are connected.

## **VIEWING**

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From our Ammanford Office, take the A483 towards Llandeilo. Continue over the Towy Bridge and go up the hill passing the church on the right, just after the church take a right hand turning and follow the one way system to Church St, the property is located on the left identified by a John Francis for sale board.