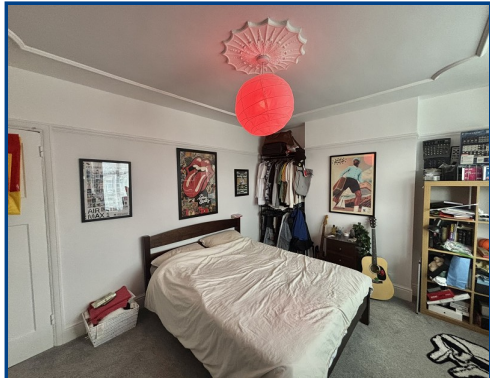
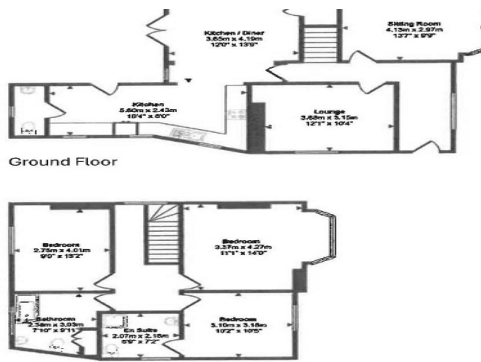




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**8 Blende Road
Llandeilo
Carmarthenshire
SA19 6NE**

Price £385,000



- Attractive detached period property
- Three double bedrooms
- Principal bedroom with en-suite shower room
- Two reception rooms
- L-shaped kitchen/dining room
- Solar panels
- Popular Llandeilo location

General Description

An attractive detached period property situated in a popular residential location in Llandeilo, offering spacious and versatile accommodation with a wonderful blend of traditional character and modern convenience.

EPC Rating: C69

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.

Tel: 01558 823 601

Email: llandeilo@ctf-uk.com

Web: www.ctf-uk.com

Blende Road, Llandeilo, Carmarthenshire.

Property Description

An attractive detached period property situated in a popular residential location in Llandeilo, offering spacious and versatile accommodation with a wonderful blend of traditional character and modern convenience. The property retains a wealth of original period features, including decorative tiled flooring to the entrance, attractive wall panelling, ceiling roses, picture rails and original internal doors, which combine to create a warm and characterful home. The accommodation briefly comprises an inviting entrance, two reception rooms, a modern L-shaped kitchen/dining room and a useful ground floor WC. To the first floor are three well-proportioned double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room, together with a modern family bathroom. The property has been thoughtfully updated whilst retaining many of its original features, making it an appealing choice for those looking for a characterful home without compromising on modern amenities. A further benefit is the installation of solar panels, providing an energy-efficient addition to the property.

Double Glazed Door

Hall

With attractive ornate floor, traditional radiator, panelled wall, ceiling rose and coving.

Lounge (10' 6" x 12' 1") or (3.19m x 3.68m)

With traditional radiator, picture rail, ceiling rose and electric fire. Double glazed window, ceiling panelling and TV point.

Sitting Room (10' 6" x 13' 9") or (3.19m x 4.18m)

With parquet floor, double glazed bay window, picture rail, ceiling rose and panelling. Timber surround and hearth and space for electric fire.

Kitchen/ dining room (12' 0" x 13' 9") or (3.65m x 4.19m)

L shape. Dining area with picture rail, parquet flooring, double glazed patio doors into garden. Built in pantry, ceiling rose and panelled ceiling. Double glazed window and two radiators.

Kitchen area with a range of base, drawer and wall units. Built in hob and electric oven with stainless steel extractor hood above. Built in dishwasher, fridge and freezer. Plumbing for washing machine and appliance space. Stainless steel sink bowl and half unit with mixer tap. Three double glazed windows and double glazed door. Sink with mixer tap and coat hooks.

Cloakroom

Low level WC, vanity unit with wash hand basin and mixer tap. Double glazed window and radiator.

First Floor

Blende Road, Llandeilo, Carmarthenshire.

Landing

With leaded double glazed window. Ceiling rose and panelling. Open balustrade and radiator.

Bedroom 1 (11' 1" x 14' 0") or (3.37m x 4.27m)

With double glazed bay window to front, picture rail, ceiling rose and panelling.

Bedroom 2 (9' 0" x 13' 2") or (2.75m x 4.01m)

With radiator, picture rail, double glazed window and ceiling rose.

Bathroom (7' 10" x 9' 11") or (2.38m x 3.03m)

Panelled bath with over bath shower and glazed screen. Vanity unit with wash hand basin and mixer tap. Low level WC, tiled walls, extractor fan and double glazed window. Heated towel rail, coved ceiling, down lights and built in boiler cupboard.

Bedroom 3 (10' 2" x 10' 5") or (3.10m x 3.18m)

With double glazed window to front, radiator, picture rail and ceiling rose.

En-Suite Shower Room (6' 9" x 7' 2") or (2.07m x 2.18m)

Shower enclosure with rainfall shower head, vanity unit with wash hand basin and mixer tap. Low level WC, extractor fan, heated towel rail, down lights and double glazed window.

EXTERNALLY

Low-maintenance, tiered rear garden featuring established flower borders, a gravelled area and a paved patio seating area, providing an ideal space for outdoor dining and relaxation. The garden also benefits from a timber storage shed and pedestrian gate.

Local Authority

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

Viewing Arrangements

By appointment with the selling agents.

Broadband and Mobile phone

Superfast broadband and mobile signal. Please check with your provider.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

From Our Office head down Rhosmaen Street passing Cks on your right down towards the School. Immediately after the traffic lights take the right turn into Blende Road where the property will be found on the right hand side.

