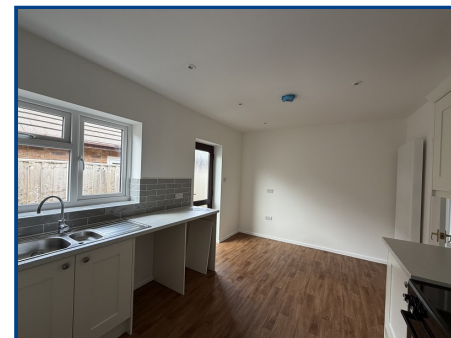
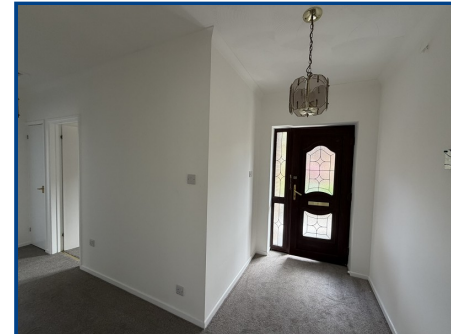




Gorwel
24A Carmarthen Road
Llandeilo
Carmarthenshire.

Price £1,200 Monthly



- AVAILABLE TO RENT
- 3 BEDROOM BUNGALOW
- ATTACHED GARAGE
- DOUBLE GLAZING
- FRONT LAWNED GARDEN AND REAR GARDEN
- TARMACADAM DRIVE AND PARKING
- MINIMUM 6 MONTH LET
- HOLDING FEE £100.00
- BOND £1300.00
- EPC PENDING

General Description

AVAILABLE TO RENT

A detached 3 bedroom bungalow with attached garage, front and rear garden area. In a prime location in Llandeilo town close to all local amenities.

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.

24A Carmarthen Road, Llandeilo, Carmarthenshire.

Property Description

Gorwel comprises a detached 3 bedroom bungalow of conventional construction with brick elevations under a tiled roof. It has the benefit of air source heating and double glazing.

Situated in a convenient location in Llandeilo town within walking distance to local amenities to include, shops, offices and schools. The town offers an excellent bus service with good road links to Ammanford, Carmarthen, Swansea and Cardiff and of course the M4 Motorway junction at Pont Abraham.

Leisure amenities are available within walking distance to include tennis courts, playing fields, Penlan Park, Dinefwr Park with its Historic Castle, nature walks and wildlife reserves.

The area is a well known tourist destination with popular attractions of Dynevor, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and the Botanical Gardens of Wales are all within a short drive away.

The accommodation comprises entrance hall, lounge/dining room, kitchen/breakfast room, 3 bedrooms and bathroom. Externally there is a tarmacadamed entrance drive with parking area with front lawned garden and lawned garden to rear.

Entrance Vestibule

With light and tiled floor.

Entrance Hall

With double glazed door and side panel. Radiator. Access to roof space and built in cupboard.

Lounge/Dining Room (17' 11" x 22' 5" Max) or (5.47m x 6.82m Max)

'L' shaped. Narrowing down to 3.01m. Coved ceiling, 2 double glazed windows and 3 radiators.

Kitchen/Breakfast Room (14' 8" x 10' 4") or (4.48m x 3.16m)

With a range of base, wall and drawer units with fitted worktops, stainless steel sink unit with mixer tap, electric cooker with extractor hood above, part tiled walls, plumbing for washing machine and dish washer. Down lights and vertical radiator.

Bedroom 1 (10' 5" x 14' 6") or (3.17m x 4.41m)

Double glazed window and radiator.

Bedroom 2 (11' 4" x 11' 7") or (3.46m x 3.53m)

Radiator and double glazed window.

Bedroom 3 (8' 7" x 6' 11") or (2.61m x 2.12m)

Fitted cupboard, double glazed window and radiator.

24A Carmarthen Road, Llandeilo, Carmarthenshire.

Bathroom (6' 5" x 10' 4") or (1.96m x 3.16m)

With low level wc, panelled bath and pedestal wash hand basin and mixer tap. Large shower enclosure with rainfall shower and sliding door. Double glazed window, shaver point, down lights and heated towel rail.

EXTERNALLY

The property is approached via an tarmacadamed entrance drive with parking area.

Front lawned garden area with borders.

Side paths to the rear enclosed lawned garden area.

Outside tap.

Attached garage (10' 0" x 18' 6") or (3.04m x 5.63m)

With concrete floor, power points and up and over garage door.

Local Authority

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

Broadband and Mobile phone

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

Agents Note

The property is located in a convenient location within walking distance to the town centre and with a bus stop available close by.

Viewing

By appointment with the Agents.

Services

Mains electricity, mains water and mains drainage.

Council Tax

E

Directions

From our office continue down Rhosmaen Street towards the Square and turn left into New Road. Proceed up New Road into Carmarthen Road passing the Police Station on the left hand side and Gorwel will be found on the right hand side opposite the Rugby Field.

