



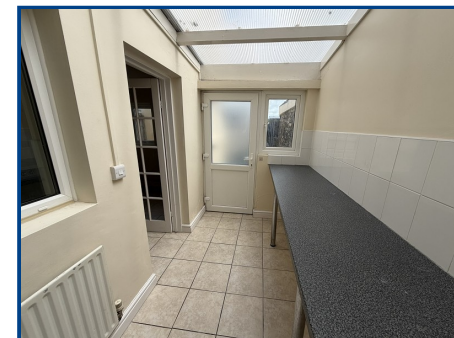
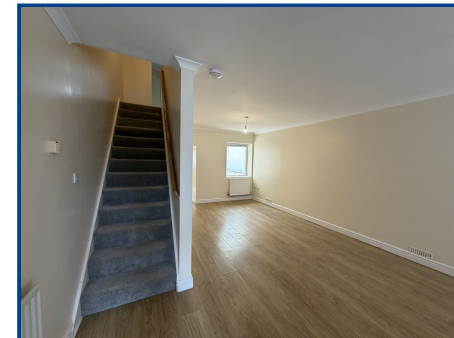
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**17 Towy Terrace
Ffairfach
Llandeilo
Carmarthenshire SA19 6ST**

Price **£162,500**



- 2 Bedroom Mid Terrace House
- Gas Central Heating & Double Glazing
- Close to Schools and local amenities
- Ideal for first time buyer/investor
- Enclosed Rear Garden & 2 Store Sheds
- No Onward Chain
- EPC: C70



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.

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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.

General Description

In a convenient village location on the edge of Llandeilo, a 2 bedroom mid terrace house with gas central heating and double glazing.

EPC Rating: C70

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

Towy Terrace, Ffairfach, Llandeilo, Carmarthenshire.

Property Description

A charming traditional 2 bedroom cottage situated in a convenient location in the village of Ffairfach close to local village amenities which include primary and secondary schools, public house and restaurant, butchers shop and grocery shop. The market town of Llandeilo is approximately one mile distant and offers a wider range of amenities, and is centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

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

The spacious accommodation comprises entrance porch, lounge/diner, kitchen/breakfast room, utility room, 2 bedrooms and bathroom. Externally there is an enclosed rear garden with timber decking and store sheds.

Door to:

Double glazed.

Entrance Porch

Coat hooks, radiator & meter box.

Lounge/ dining room (23' 11" x 13' 6") or (7.29m x 4.12m)

Stairs to first floor, 3 radiators, understairs cupboard, window to front, laminate floor and under stairs storage cupboard.

Kitchen / Breakfast Room (14' 1" x 7' 10") or (4.29m x 2.40m)

With a range of base, drawer and wall units, stainless steel sink unit, cooker space with stainless steel extractor hood above, wall mounted gas boiler, part tiled walls, tiled floor, breakfast bar and window to rear.

Utility Room (10' 7" x 5' 6") or (3.23m x 1.67m)

Fitted work top, plumbing for washing machine, tiled floor, radiator and double glazed door. Appliance space.

First Floor

Landing with coved ceiling and access to roof space.

Towy Terrace, Ffairfach, Llandeilo, Carmarthenshire.

Inner Landing (5' 9" x 5' 9") or (1.75m x 1.75m)

Airing Cupboard with radiator and shelving.

Bedroom 1 (12' 6" x 12' 3") or (3.81m x 3.73m)

Fitted wardrobe, coved ceiling, double glazed window and radiator.

Bedroom 2 (8' 10" x 11' 5") or (2.68m x 3.49m)

Radiator, double glazed window and coved ceiling.

Bathroom (8' 0" x 8' 0") or (2.43m x 2.44m)

With bath with shower unit and shower screen, pedestal wash hand basin with mixer tap and low level wc. Double glazed window, heated towel rail. Radiator and extractor fan.

EXTERNALLY

Concrete patio area and rear enclosed garden with timber decked area.

Storage Shed (7' 1" x 11' 9") or (2.15m x 3.59m)

Storage Shed (15' 2" x 12' 6") or (4.63m x 3.82m)

Concrete block and corrugated roof.

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.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

Directions

From our office continue over the bridge into Ffairfach and the property will be found on the left hand side after the Butchers.

