



2 Bethlehem Road, Ffairfach, Llandeilo, Carmarthenshire SA19 6SY

£155,000 For Sale

Property Features

- 3-bedroom semi-detached property in need of updating
- Low maintenance landscape side garden
- Garage and driveway parking for one vehicle
- Situated in the popular village of Ffairfach, near Llandeilo
- Ideal first time buyer / investor renovation project

Property Summary

A 3-bedroom semi-detached property in need of updating benefitting from low maintenance side garden, garage and driveway parking for one vehicle situated in the popular village of Ffairfach, a short distance from Llandeilo.



Full Details

Overview

2 Bethlehem Road is a 3-bedroom semi-detached property in need of updating benefiting from low maintenance side garden, garage and driveway parking for one vehicle.

The property lies in the centre of the popular Towy valley village of Ffairfach, home to a range of local amenities to include a primary and secondary school, butcher, shop, public houses and a train station on the Heart of Wales line, all being within a walking distance of the property. The market town of Llandeilo, lies 0.5 miles to the north, and is home to a wide range of local and independent shops, eateries, a medical centre and the National Trust's well-regarded Dinefwr Park and Castle.

Ground Floor

Sitting Room

4.23m x 4.27m (13' 11" x 14' 0")

Windows to the front and side, door to front, carpet flooring and a fireplace.

Dining Room

3.08m x 6.25m (10' 1" x 20' 6")

Window to front and carpet flooring.

Kitchen and Breakfast Area

2.91m x 2.56m (9' 7" x 8' 5") + 1.88m x 6.74m (6' 2" x 22' 1")

Windows to rear and side, door to side, linoleum and carpet flooring, plumbing for washing machine, gas cooker with hob, boiler and base and wall units.

Cellar

3.03m x 3.27m (9' 11" x 10' 9")

Access from breakfast area, shelving and radiator.





First Floor

Bathroom

2.52m x 2.87m (8' 3" x 9' 5")

Window to rear, carpet flooring, radiator, WC, WHB, bath tub, shower cubicle and airing cupboard.

Bedroom 1

3.32m x 3.26m (10' 11" x 10' 8")

Window to front, carpet flooring, radiator and storage cupboard.

Bedroom 2

3.29m x 3.98m (10' 10" x 13' 1")

Window to front, carpet flooring and radiator.

Bedroom 3

2.86m x 3.08m (9' 5" x 10' 1")

Window to front, storage cupboard, radiator and WHB

Externally

To the front of the property is a gated forecourt garden area, with a side garden area comprising concrete patio and gravelled garden with shrubbery and bushes, and path leading to the garage and driveway parking for one vehicle.

Further Information

Tenure

We understand that the property is held on a freehold basis with vacant possession upon completion. The property is offered For Sale with no forward chain.

Services

We understand the property benefits from all mains services, to include mains gas, mains electricity, mains water and mains drainage. None of the services have been tested.

Energy Performance Certificate

EPC Rating E (64).





Council Tax Band

We understand that the Carmarthenshire County Council Tax Band is C - approximately £1820.27 for 2024/2025.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

Planning

Please direct all enquiries to Carmarthenshire County Council Planning Department.

Local Authority


Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE.

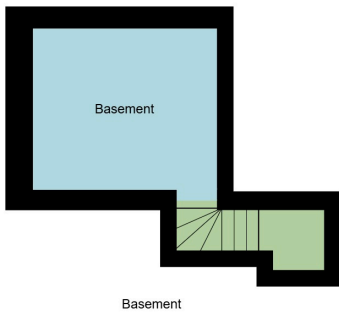
Viewing

Strict by appointment with the Vendors Sole Agents Rees Richards and Partners.

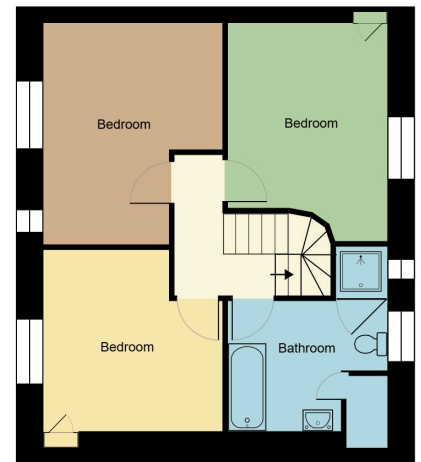
Please contact Carmarthen office for further information:

12 Spilman Street, Carmarthen, SA31 1LQ
Tel: 01267 612021 or email property@reesrichards.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



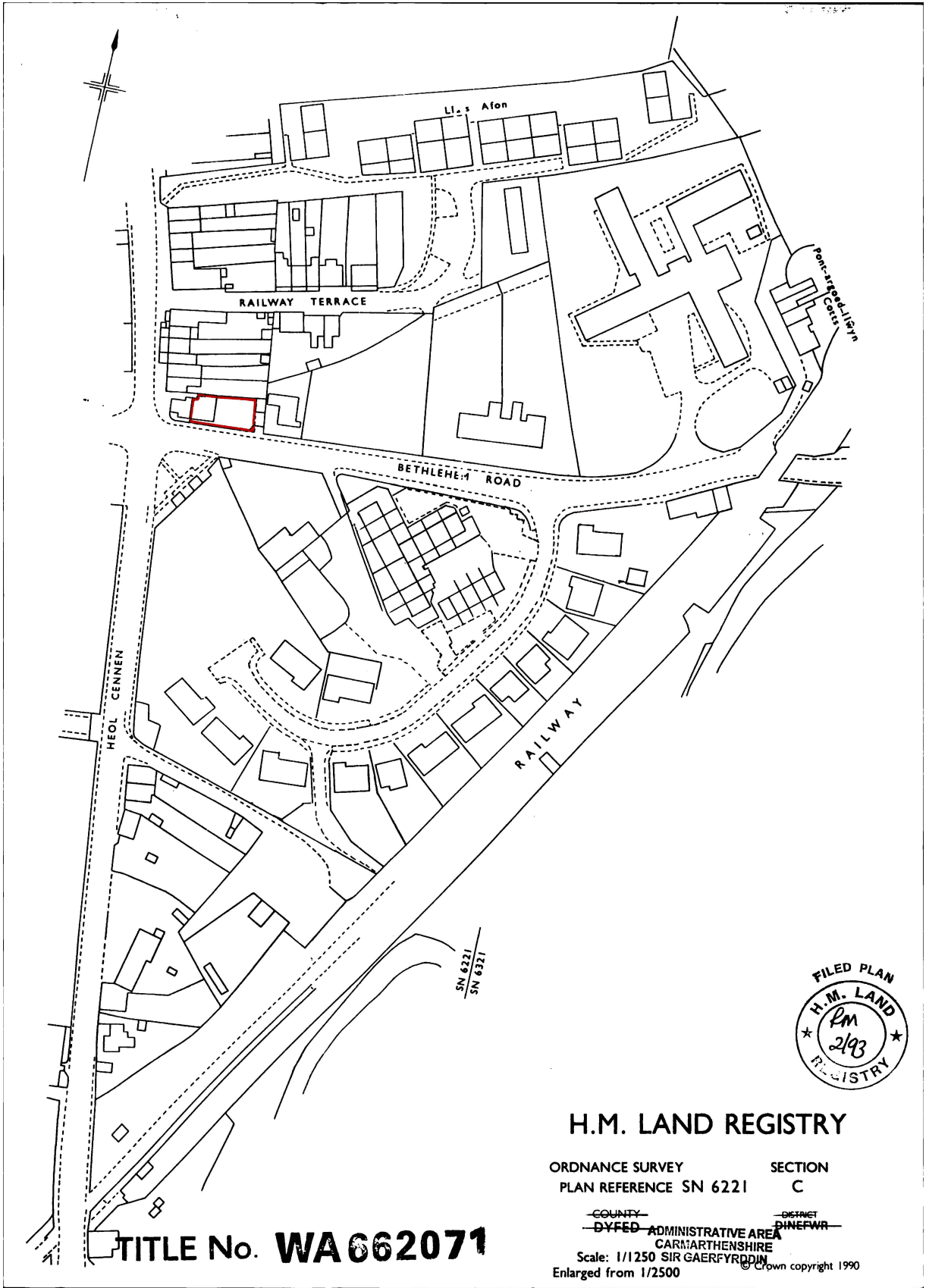
Ground Floor



First Floor

2, Bethlehem Road, Llandeilo, SA19 6SY
All measurements are approximate and for display purposes only.





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