



11 Latimer Road, Llandeilo, Carmarthenshire SA19 6HS

£239,950 For Sale

Property Features

- Well presented 3-bedrom end-of-terrace
- Retaining many character features throughout
- Enclosed rear garden
- On-street parking to fore
- Quiet residential street
- Walking distance to the centre of Llandeilo
- Close proximity to Primary School, Medical Centre and Train Station

Property Summary

A well-presented conveniently situated 3-bedroom end of terrace house retaining many character features throughout set on a quiet residential street with rear enclosed garden within walking distance of Llandeilo town centre, home to an array of independent shops, eateries and everyday conveniences.



Full Details

Location

The property fronts onto Latimer Road, a quiet residential street within easy walking distance of the centre of the Llandeilo, a popular market town in the heart of the Tywi valley. The town offers an array of independent stores, boutiques, eateries, public houses and convenience stores, to name a few. The town is also home to a medical centre and bilingual education provisions. Llandeilo train station is also within easy walking distance with direct train services along the well-regarded Heart of Wales line.

Accommodation

Ground Floor

Entrance Hall

Tiled and oak flooring.

Living Room

3.74m x 3.65m (12' 3" x 12' 0")

Bay window to front. Carpet flooring.

Sitting Room

3.11m x 3.19m (10' 2" x 10' 6")

Window to rear. Carpet flooring.

Dining Room

3.62m x 2.83m (11' 11" x 9' 3")

Window to side. Under stairs cupboard. Oak flooring.

Kitchen

3.19m x 2.99m (10' 6" x 9' 10")

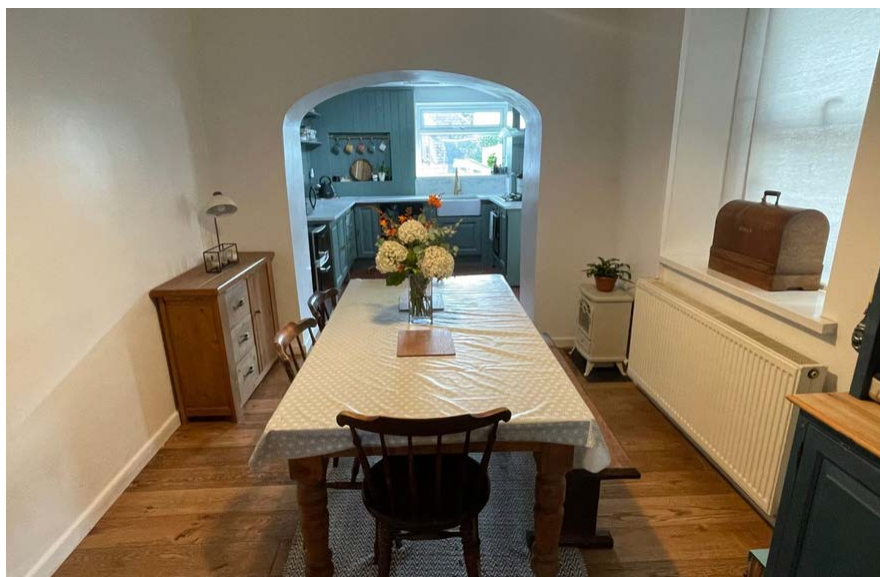
Fitted base units with counter tops and shelves above. Integrated gas hob and electric oven with extractor fan over. Belfast sink. Window to rear. Door to side. Red quarry tiles flooring.

First Floor

Bedroom 1

3.75m x 2.83m (12' 4" x 9' 3")

Window to front. Carpet flooring.



Bedroom 2

3.05m x 3.21m (10' 0" x 10' 6")

Built in wardrobe. Window to rear. Carpet flooring.

Bedroom 3

3.10m x 3.48m (10' 2" x 11' 5")

Window to rear and side. Carpet flooring.

Family Bathroom

2.35m x 2.08m (7' 9" x 6' 10")

3-piece suite comprising WC, wash hand basin and bath tub with shower over. Towel rail. Window to rear.

Externally

On-street parking with small forecourt garden to the front and steps leading to the front door. Enclosed rear garden laid to lawn with patio area, shrubs and flowers, raised beds, vegetable garden and timber store shed.

Further Information

Tenure

We understand that the property is held freehold with vacant possession upon completion.

Services

We understand that the property benefits from mains electricity, mains water, mains drainage and mains gas central heating.

Energy Performance Certificate

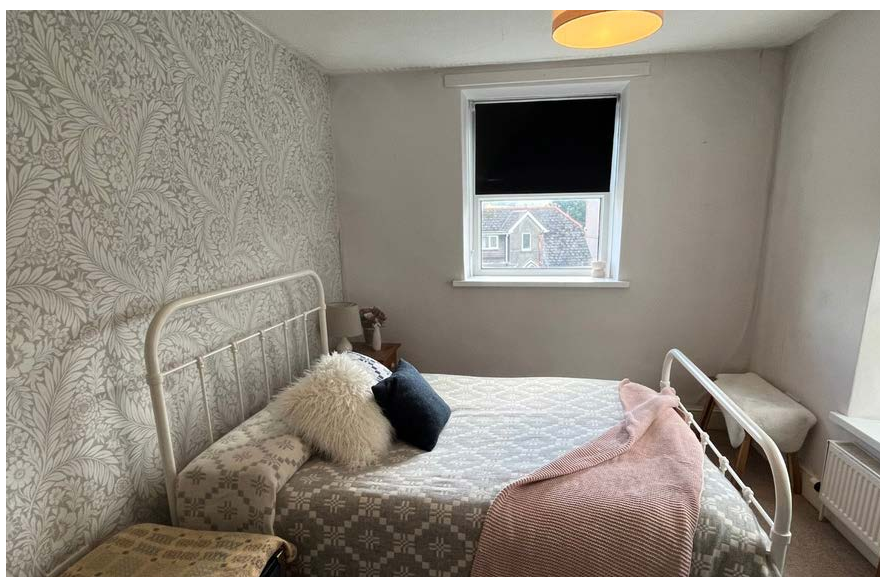
EPC Rating E (53).

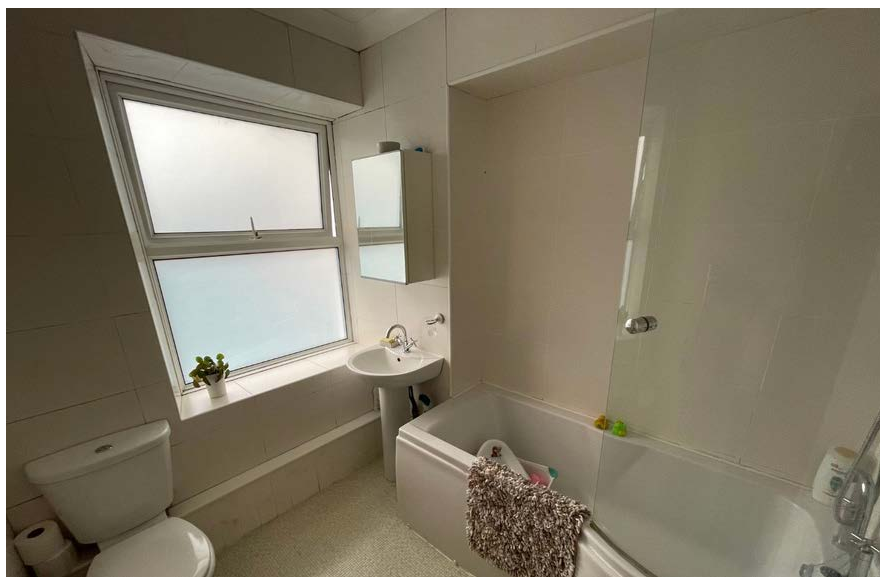
Council Tax

Carmarthenshire County Council Band D approx.
£1,908.66 for 2023 - 2024.

Fixtures and Fittings

All other fixtures, fittings and furnishings and expressly excluded unless agreed in advance.





Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE.
Tel: 01267 234567

Viewing

Strictly by appointment with the Vendors Sole Agents Rees Richards & Partners.

Please contact Carmarthen Office for further information:

Tel: 01267 612021 or email property@reesrichards.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		