

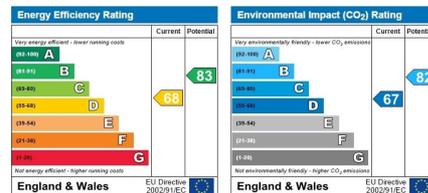


## 63 Heol Y Garreg Las, Llandeilo SA19 6EE

Offers in the region of £128,000

EER: 68 EIR: 67

Semi Detached Dormer Property  
Two Bedrooms  
Garage & Parking  
Enclosed Rear Garden



John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**MD/RO/72128/100919**

## **DESCRIPTION**

An opportunity has arisen to purchase this semi detached dormer bungalow situated in the market town of Llandeilo. There is ample parking on the driveway which leads to a detached single garage, at the rear is a low maintenance garden which is enclosed.

Llandeilo is situated in the Towy Valley, one of the most sought after regions in the principality and is centrally located for the M4, the county town of Carmarthen, Llanelli and Swansea. The market town of Llandeilo has a variety of eateries, quaint shops and is a popular tourist area. Leisure amenities are available within walking distance to include tennis courts, playing fields, Penlan Park, Dynevor Park with castle, nature walks and wildlife reserve.

## **OUTER PORCH**

Enter via double glazed door, tiled flooring, window, double glazed door to:

## **ENTRANCE HALLWAY**

Double glazed window to front, laminate flooring, radiator, under stairs storage cupboard.

## **LOUNGE**

13'10 x 12' (4.22m x 3.66m)

Double glazed window to front, freestanding electric fire in surround, laminate flooring, radiator, double doors to:

## **DINING ROOM**

11'11 x 10'6 (3.63m x 3.20m)

Double glazed French doors to rear, radiator.

## **KITCHEN**

13'2 / 9'9 x 10'4 / 6'6

(4.01m / 2.97m x 3.15m)  
Fitted with a range of wall and base units, single bowl sink unit with mixer tap, electric oven and hob, plumbing for washing machine, under counter fridge and freezer, radiator, part tiled walls, laminate flooring, wall mounted gas boiler providing domestic hot water and central heating.

## **REAR PORCH**

Window to side, door to garden.

## **BATHROOM**

Double glazed window to side, WC, pedestal wash hand basin, bath, shower cubicle, tiled walls, laminate flooring, double panel radiator.

## **FIRST FLOOR LANDING**

### **BEDROOM ONE**

15'2 / 12'1 x 10'10 (4.62m / 3.68m x 3.30m)

Double glazed window to front, 2 under eaves storage areas, radiator.

### **BEDROOM TWO**

12'1 x 10'1 plus recess

(3.68m x 3.07m plus)  
Double glazed window to front, 2 under eaves storage areas, radiator.

## **EXTERNALLY**

To the front is a block paved driveway leading to **SINGLE GARAGE** with up and over door. Pedestrian access leads to the rear garden which has a

**STORAGE SHED**, paves areas and being enclosed by fencing.

## **SERVICES**

Mains services are connected to the property.

## **VIEWING**

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From our Ammanford Office, take the A483 to Llandeilo. Proceed through Llandeilo town and as you leave the town centre take the left turning onto Heol Y Garreg Las which is located immediately before LBS. On entering the estate, take the first left turning and follow the road around the right-hand bend, where the property will be located on the left-hand side as identified by our John Francis For Sale Board.