



## 1 Bethlehem Road, Ffairfach, Llandeilo, Carmarthenshire SA19 6SY

**£90,000 For Sale**

### Property Features

- 2-bedroom semi-detached property in need of renovation
- Situated in the popular village of Ffairfach, near Llandeilo
- Garage and driveway parking for one vehicle
- Ideal first time buyer / investor renovation project

### Property Summary

A 2-bedroom semi-detached property in need of renovating benefitting a garage and driveway parking for one vehicle situated in the popular village of Ffairfach, a short distance from Llandeilo.





## Full Details

### Overview

1 Bethlehem Road is a 2-bedroom semi-detached property in need of renovating benefitting from a 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

#### Living Room

6.25m x 3.17m (20' 6" x 10' 5")  
Window to front, carpet flooring and radiator.

#### Utility Room

0.90m x 5.33m (2' 11" x 17' 6")  
Window to rear, tiled flooring, plumbing for washing machine, wash hand basin, boiler and base and wall units.

#### Understairs Cupboard

Storage, radiator and quarry tiles.

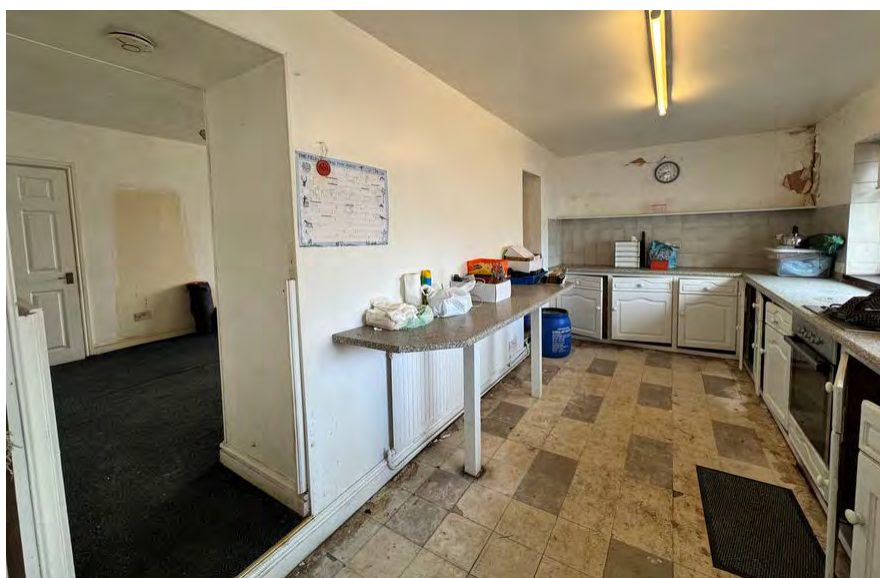
#### Kitchen - Breakfast Room

2.49m x 5.07m (8' 2" x 16' 8")  
Windows to the side, door to rear, tiled flooring, breakfast bar, gas cooker and hob, sink and base and wall units.

### First Floor

#### Bedroom 1

2.52m x 5.08m (8' 3" x 16' 8")  
Windows to the side, carpet flooring and radiator.







### Bedroom2

4.30m x 2.95m (14' 1" x 9' 8")

Windows to the front, floorboards and radiator.

### Family Bathroom

2.47m x 1.97m (8' 1" x 6' 6")

Window to rear, WC, WHB and corner bath.

### Externally

No. 1 Bethlehem Road benefits from a small front and side courtyard area with shrubs and bushes, along with an open rear courtyard area with a pedestrian right of way to the gateway of the adjoining property. The property also benefits from a garage and driveway parking for one vehicle, situated the other side of No. 2 Bethlehem Road, a short walk away.

### Further Information

#### Tenure

We understand 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 - tbc

#### Council Tax Band

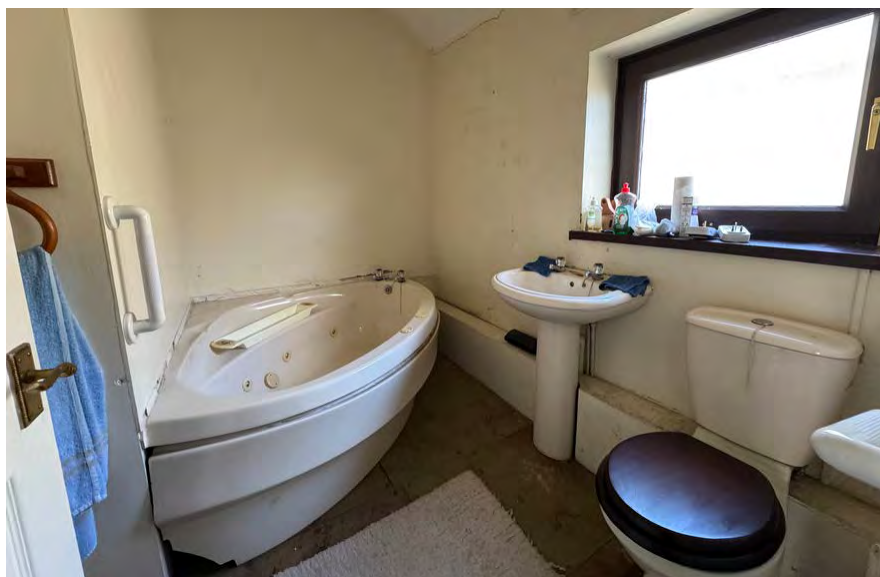
We understand that the Carmarthenshire County Council Tax Band is C - approximately £1820.27 for 2024/2025.

#### 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.

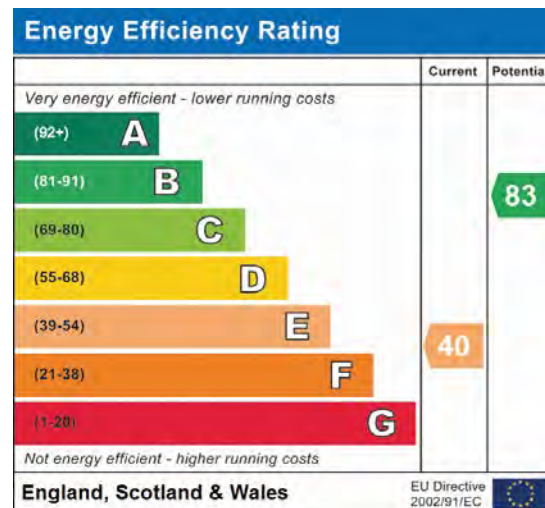
## Viewing

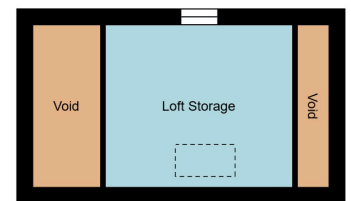
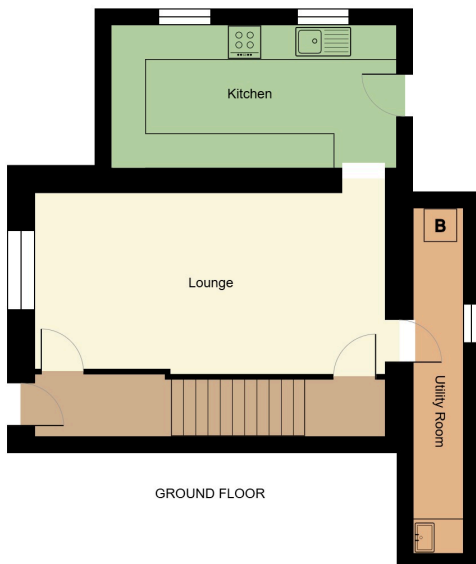
Strict by appointment with the Vendors Sole Agents Rees Richards and Partners.

Please contact Carmarthen Office for further information:

12 Spilman Street, Carmarthen, SA31 1LQ

Tel: 01267 612021 or email [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)





1, Bethlehem Road, Llandeilo, SA19 6SY

All measurements are approximate and for display purposes only.

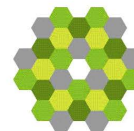


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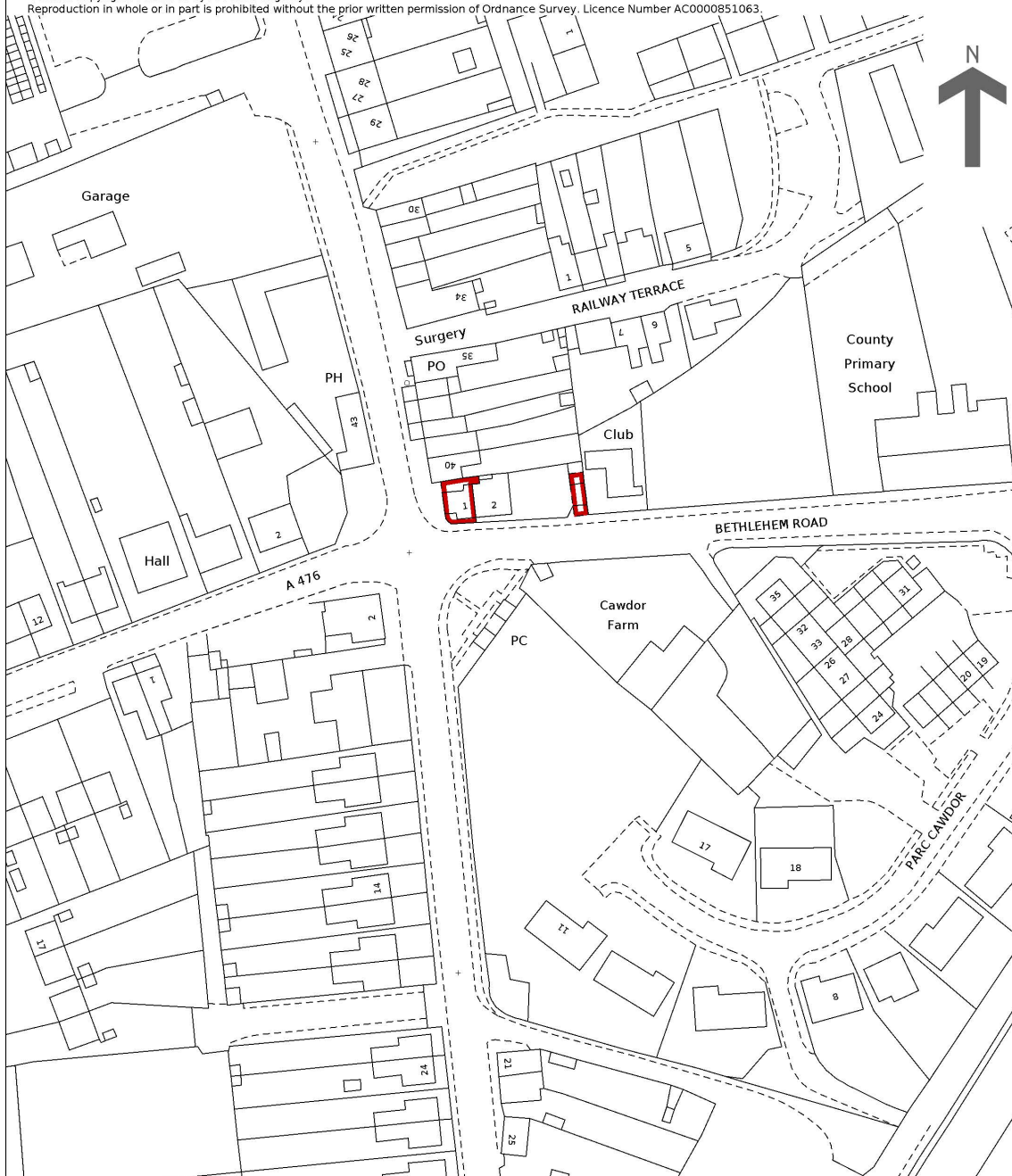


HM Land Registry  
Official copy of  
title plan

Title number **CYM12551**  
Ordnance Survey map reference **SN6221SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Carmarthenshire / Sir Gaerfyrddin**



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