



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

£180,000 For Sale

Property Features

- Off-road Parking
- Close to schools and local amenities
- Ideal first time buyer / investor property
- Convenient Village Location
- Gas Central Heating & Double Glazing
- EPC: C
- No Onward Chain
- Two Bedrooms

Property Summary

A charming two-bed mid-terrace in the heart of Ffairfach, offering great space and character. Featuring a spacious lounge/diner, kitchen, utility room. Outside, you'll find a lawned rear garden with 2 general purpose outbuildings, as well as off-road parking for one car to the front. This property is ideal for first-time buyers, or investors looking to be close to Llandeilo's schools, amenities and transport links.



Full Details

Situation

Towy Terrace is ideally situated in the village of Ffairfach, within easy walking distance of Llandeilo. The property enjoys close proximity to local shops, cafés and amenities in Llandeilo, while Ysgol Gynradd Ffairfach is just a short distance away. Excellent road links, including the A483, provide convenient access to surrounding towns and major routes.

GROUND FLOOR

Entrance Hall

1.00m x 1.83m (3' 3" x 6' 0")

Consumer unit, radiator, window to front.

Door to:

Living / Dining Room

3.02m x 7.30m (9' 11" x 23' 11")

Laminate flooring, 3 radiators.

Windows to front and rear.

Stairs to first floor, under stairs storage.

Kitchen / Breakfast Room

2.41m x 4.30m (7' 11" x 14' 1")

A range of wall and base units, breakfast bar. Stainless steel sink, electric cooker with extractor fan over.

Tiled flooring, radiator.

Window to rear.

Boiler.

Utility Room

1.70m x 3.30m (5' 7" x 10' 10")

Base units, plumbing for washing machine and space for tumble dryer.

Window to rear.

Door to rear garden.

FIRST FLOOR

Landing Area

Airing cupboard (0.64 x 1.75) with shelving and radiator.



Bedroom 1

3.81m x 3.71m (12' 6" x 12' 2")
Carpet flooring, radiator; window to front.
Built in storage (0.39 x 0.71)

Bedroom 2

2.68m x 3.49m (8' 10" x 11' 5")
Carpet flooring, radiator; window to rear.

Family Bathroom

2.45m x 2.42m (8' 0" x 7' 11")
WC, wash hand basin, bath with shower over.
Window to rear; radiator; extractor fan.

EXTERNALLY

Courtyard / Garden

Rear enclosed courtyard area with path leading down to several outbuildings and lawned area.
Left-hand side is maintained (boundary).

Outbuildings

3.58m x 2.16m (11' 9" x 7' 1")
Concrete block built shed.
Door to side.
Window to front.

4.60m x 3.87m (15' 1" x 12' 8")
Concrete block and brick build shed.
Door to front and rear.
Window to front.



Parking

Parking for one car on pavement to front.

FURTHER INFORMATION

Tenure

We understand the property is held on a Freehold basis.
The property is offered with a no-forward chain.

Council Tax

Band C - Approximately £1984.05 per annum for 2025/2026 for Carmarthenshire County Council





Energy Performance Certificate

EPC rating C (70)

Services

All main connections: water, drainage, gas central heating, electricity.

Postcode / What 3 Words

SA19 6ST
prospered.rails.funny

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

Viewing

Strictly by appointment with sole selling agents, Rees Richards & Partners.

Please contact Carmarthen office for further information -

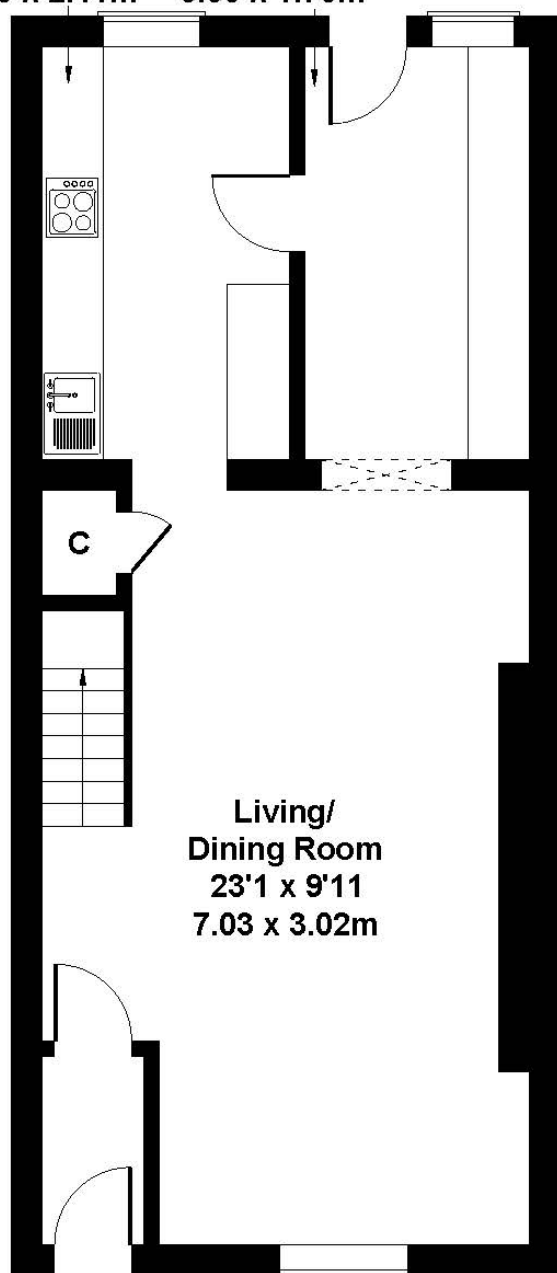
12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612023 or email: property@reesrichards.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

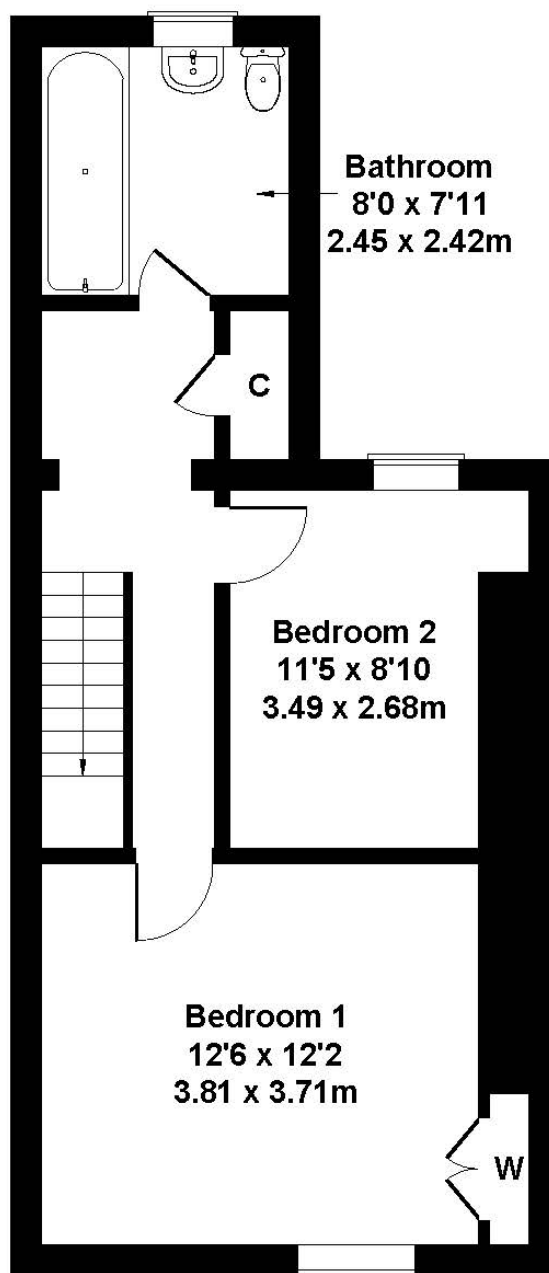
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Approximate Gross Internal Area
1087 sq ft - 101 sq m

Kitchen/
Breakfast Room 14'1 x 7'11
4.30 x 2.41m
Utility Room 10'10 x 5'7
3.30 x 1.70m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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