

Attractive 3 Bed Property With Character and Charm. Beautiful Views From The Property With Open Countryside to Rear. Large Garden Area With Ample Parking Area. Short Walk To Llandeilo Town Centre.



2 Towy Terrace, Ffairfach, Llandeilo, Carmarthenshire. SA19 6ST.

£350,000

R/4881/NT

*** Lovely 3 bed character property with slatted wooden doors with latches *** Open countryside views to rear *** Side access to large rear gravelled and parking area. *** The rear enjoys views out over an open field and countryside beyond. *** A picturesque location but having the added benefit of a short walk across the famous bridge across the Towy River leading to and shown in many a picture and photo to Llandeilo Town centre. *** Double glazing and gas central heating. *** A lovely family home *** Viewing highly recommended.



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Location

A superb and popular location. Ffairfach is a small village on the edge of Llandeilo. The village has a shop, butchers shop and public house with Dinefwr School on the edge. A short up hill walk to Llandeilo Town centre with shops, boutiques, gin bars and great eateries. Dinefwr castle is on the edge of the town offering some great walks. Set in the Picturesque Towy valley the property gives a great mix of town and country.



Hallway

Staircase and doors to

Living Room

3.9m x 6.5m (12' 10" x 21' 4")

2 x Radiators. Double glazed window to front. Rear glazed door overlooking garden and fields beyond. Feature fireplace with wood surround and mantle. Understairs store cupboard.



Kitchen Dining Area.

2.8m x 6.3m (9' 2" x 20' 8")

Range of base units with worktops over and matching wall units. Ceramic sink unit with single drainer. Electric oven and 4 ring hob with extractor fan over. Integrated fridge freezer, Under stairs store cupboard. Double aspect to front and rear. 2 x radiators and door to.





Utility

2.6m x 2.3m (8' 6" x 7' 7")

One and a half bowl stainless steel sink unit with single drainer and base unit. Worktop to side with space and plumbing for washing machine. Radiator and double glazed window to rear with views. Rear half glazed door.



Landing

Loft access with pull down ladder and partly boarded. Doors to



Bathroom

2.34/3.3m x 3.3m (7' 8" x 10' 10")

Panelled bath with mixer tap and shower attachment. Shower cubicle, WC, wash hand basin, airing cupboard, chrome towel radiator, radiator, part opaque double glazed window to rear. Vaillant boiler gas running the hot water and central heating system.



Bedroom

4m x 3m (13' 1" x 9' 10")

Double glazed window to front. Radiator.



Bedroom

4m x 3.2m (13' 1" x 10' 6")

Double glazed window to front. Radiator.



Bedroom

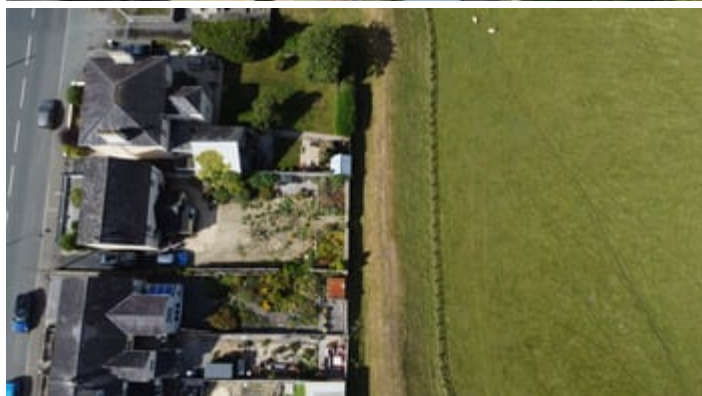
3.16m x 3.26m (10' 4" x 10' 8")

Double glazed window to rear with views.
Radiator.



Externally

Set back from the road with front forecourt area. Side drive and access area to the rear gravelled area with raised beds with flowers and shrubs and ample parking and turning area. Lovely rural aspect to rear looking out on an open field and countryside beyond.



Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and gas central heating.

Tenure

The property we are informed is freehold with vacant possession on completion.

Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: E.

Money Laundering Regulations.

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

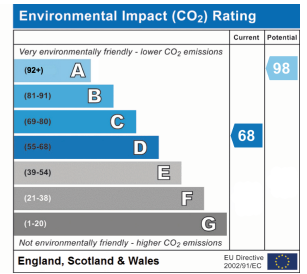
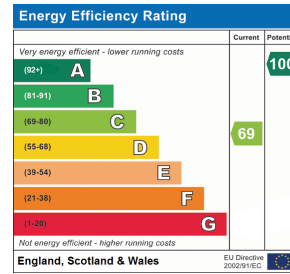
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Llandeilo town centre take the A483 towards Ffairfach and Ammanford. Go over the bridge and the property will be found the 3rd on the left hand side.



For further information or
to arrange a viewing on this
property please contact :

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