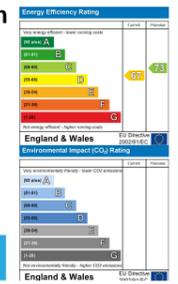




## 2 Clos Albion, Llandeilo, Carmarthenshire, SA19 7HJ

- Traditional, Semi-detached Modern Property
- Lounge & Conservatory
- Enclosed Garden To The Side & Patio Garden To The Rear
- Two Allocated Parking Spaces
- EPC RATING D. COUNCIL TAX BAND D.
- Three Bedrooms
- Cloakroom, Bathroom & En-suite Shower-room
- Sought After Market Town Location
- One To View!



**Offers In The Region Of £254,950**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: Mains electric, water and sewerage connected. Oil central heating. We have not checked or tested any of the services or appliances at the property.  
TAX: Band 'D'

\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





Sitting pretty and proud on the cusp of Llandeilo we have for sale this modern, three-bedroom, semi-detached property ready to welcome all you lucky buyers. Appearances are certainly deceiving behind the door of number 2 Clos Albion, so why not take a look for yourselves what this property has to offer? Conveniently situated within close proximity to the local primary schools and also a short little walk to the idyllic Llandeilo town center, this property will make a lovely home for the next owner. EPC RATING D. COUNCIL TAX BAND D.

Accommodation comprises :Hallway, cloakroom, kitchen/diner, utility room, lounge, conservatory, landing, airing cupboard, bathroom, three bedrooms-master with en-suite shower room. Externally, enclosed gardens to the front, side and rear. Two allocated parking spaces.

Nestled in the Towy valley and on the edge of the imposing Brecon Beacons you will find the market town of Llandeilo. This vibrant cosmopolitan town draws people in with its independent shops, vibrant pubs and restaurants, delis and butchers and local beauty spots. The town has its famous Dinefwr estate – with beautiful walks and National trust house which hosts many events and celebrations. The town is full of places to discover and there are always events in the community centre and throughout the town. For children, there is a local primary and secondary school, clubs and societies and nurseries.



**..AGENTS VIEWING NOTES**

**HALLWAY**

**CLOAKROOM**

**KITCHEN/DINER**

**UTILITY ROOM**

**LOUNGE**

**CONSERVATORY**

**LANDING**

**AIRING CUPBOARD**

**BATHROOM**

**BEDROOM 1**

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

**BEDROOM 3**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.