



**1 North Bank, Llandeilo, Llandeilo, SA19 6AP**

**Offers in the region of £245,000**

We are delighted to offer for sale this end of terrace house situated in the centre of Llandeilo town within walking distance to local amenities to include a bank, shops, offices and schools. The town offers an excellent bus service with good road links to Ammanford, Carmarthen, Swansea and Cardiff and of course the M4 Motorway junction at Pont Abraham. Accommodation comprises lounge, dining room, kitchen, 2 bedrooms and 2 attic rooms. The property benefits from gas central heating, part uPVC double glazing decking area and patio area.

## Ground Floor

Front door to

### Kitchen

15'2" x 10'5" (4.63 x 3.19)



with a range of fitted base and wall units, display cabinets, single drainer sink unit with mono taps, induction cooker, integrated washing machine, integrated automatic dishwasher, integrated microwave, built in storage cupboard, part tiled walls, radiator, uPVC double glazed window to front, opening to

### Dining Room

7'6" x 9'8" (2.29 x 2.95)



uPVC double glazed window to side and uPVC double glazed door.

### Lounge

15'6" x 10'10" (4.74 x 3.31)



built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, feature fireplace, radiator and uPVC double glazed window to front and rear.

### First Floor

Access to attic rooms, hatch to roof space and uPVC double glazed window to rear.

### Bedroom 1

11'8" x 10'4" (3.58 x 3.17)



Radiator, uPVC double glazed window to front.

## Dressing Room

7'3" x 5'10" (2.23 x 1.80)



Radiator and wood door to decked area.

## Bedroom 2

8'11" x 8'7" (2.72 x 2.64)



Radiator, uPVC double glazed window to front.

## Bathroom

5'11" x 8'0" (1.82 x 2.44)



Low level flush W/C, vanity wash hand basin with cupboards under, 'P' shaped panelled bath with shower over and attachment to taps, tiled walls, tiled floor, heated towel rail, downlights, uPVC double glazed window to rear.

## Second Floor

Storage area.

## Attic Room 1

10'4" x 12'0" (3.16 x 3.67)



Vaulted ceiling with exposed beams, uPVC double glazed velux window to rear.

## Attic Room 2

10'4" x 5'9" (3.16 x 1.77)



Vaulted ceiling with exposed beams, wood window to front.

## Outside



Patio area accessed from dining room, decking area access from dressing room on the first floor.

## Material Information

### UTILITIES:

Electricity Supply: Meter

Water Supply: Mains

Sewerage: Mains

Heating: Gas meter

Broad Band Speed: Download: 18mbps

Upload: 1mbps

Mobile coverage: Vodafone: 72% EE: 75%

3: 72% o2: 59%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements: None

Restrictions: None

## Council Tax

Band B

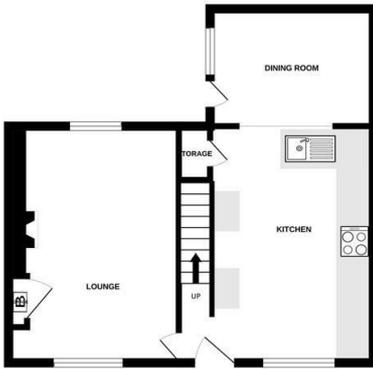
## Notes

All photos are taken with wide angle lens.

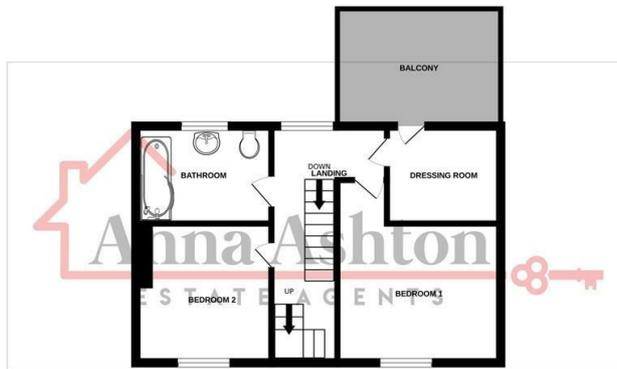
## Directions

Leave Ammanford on College Street and travel approximately 6 miles to the town of Llandeilo. Proceed over the river bridge and continue into the town, turn first left onto King Street and follow the road round onto George Street. Turn left onto Carmarthen Street and first right onto North Bank and the property can be found on the left hand side, identified by our For Sale board.

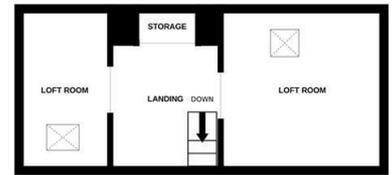
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.