MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A stylish and modern home in a sought after location. Edge of Llandeilo Town, West Wales









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

£230,000

REF: R/5264/LD

*** A modern and well presented 3 bedroomed semi detached house *** Deceptively spacious accommodation with 2 bathrooms *** Conservatory providing additional reception and living space

*** Enclosed side garden together with attractive patio/seating area *** Two allocated parking spaces

*** Ideal first time purchase, Family home or a retirement property *** Excellent access to everyday amenities - Shops, Cafes and Services *** Convenient yet peaceful residential setting *** Highly sought after edge of Town location *** Situated within the desirable and upmarket Town of Llandeilo *** Ready for immediate occupation with low maintenance appeal *** Contact us today to view

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LOCATION

Llandeilo is located on the Western edge of the Brecon Beacons and the famous Black Mountains. The Town is 12 miles from Llandovery, 33 miles from Brecon, 16 miles from Carmarthen, 8.6 miles from Crosshands with links to the M4 Motorway Network. The Town itself offers an excellent range of everyday amenities with Junior and Secondary Schooling, Doctors Surgery, Chemists, Supermarkets, Public Houses, Places of Worship and Hotels.

GENERAL DESCRIPTION

A stylish and modern semi detached residence enjoying a highly desirable edge of Town location within the ever popular Market Town of Llandeilo. Offering spacious and well maintained accommodation throughout the property provides an excellent opportunity for 1st Time Buyers, Families or for those seeking a comfortable retirement home within easy reach of excellent local amenities.

The property offers well proportioned 3 bedroomed, 2 bathroomed accommodation perfectly suited to modern day living. A particular feature is the addition of the Conservatory creating an attractive extra reception area with pleasant views over the garden and an ideal peace space for relaxing or entertaining.

The accommodation combines practicality with comfort offering a home ready for immediate occupation.

Externally the property benefits from an enclosed side garden area together with a patio seating area to the rear ideal for outdoor dining and enjoying the warmer months. Two allocated parking spaces provide convenient off road parking.

Positioned within one of West Wales' most sought after Towns the property enjoys convenience on your doorstep. Cafes, Schools and Leisure facilities are all within easy reach making this an appealing and versatile home in an excellent residential location.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With half glazed front entrance door, Oak flooring, staircase to the first floor accommodation, radiator.



W.C.

With low level flush w.c., pedestal wash hand basin.



KITCHEN

16' 4" x 12' 12" (4.98m x 3.95m). An attractive Oak fitted kitchen with a range of wall and floor units with Marble work surfaces over, 1 1/2 sink and drainer unit, eye level oven and grill, 4 ring hob with extractor hood over, integrated dishwasher and fridge/freezer, tiled flooring, spot lighting, two radiators.



KITCHEN (SECOND IMAGE)



UTILITY ROOM

6' 8" x 4' 7" (2.03m x 1.40m). Housing the Grant oil fired central heating boiler, rear entrance door, tiled flooring.

LIVING ROOM

19' 7" x 15' 9" (5.97m x 4.80m). With two radiators, door through to Conservatory.



CONSERVATORY

11' 8" x 9' 9" (3.56m x 2.97m). Of UPVC construction with side entrance door to the patio area, tiled flooring, electric heater.



FIRST FLOOR

LANDING

With access to the loft space via a drop down ladder, airing cupboard.



BATHROOM

8' 4" x 7' 1" (2.54m x 2.16m). Having a modern 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., double door vanity unit with wash hand basin, shaver light and point, extractor fan.



REAR BEDROOM 1

12' 3" x 12' 7" (3.73m x 3.84m). With radiator, double aspect windows.



EN-SUITE TO BEDROOM 1

A modern 3 piece suite comprising of an enclosed shower cubicle, low level flush w.c., pedestal wash hand basin, heated towel rail, extractor fan.



FRONT BEDROOM 2

13' 6" x 10' 3" (4.11m x 3.12m). With radiator.



FRONT BEDROOM 3

9' 3" x 8' 7" (2.82m x 2.62m). With radiator.



EXTERNALLY

GARDEN

To the side of the property lies an enclosed lawned garden area with ease of maintenance.



PATIO AREA

To the rear of the property and Conservatory lies a further enclosed patio area providing ideal outdoor entertaining and dining space during the Summer months.



PARKING AND DRIVEWAY

The property benefits from two allocated parking spaces located directly to the side of the property.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A highly desirable Town residence offering great appeal.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'D'.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

MONEY LAUNDERING REGULATIONS

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

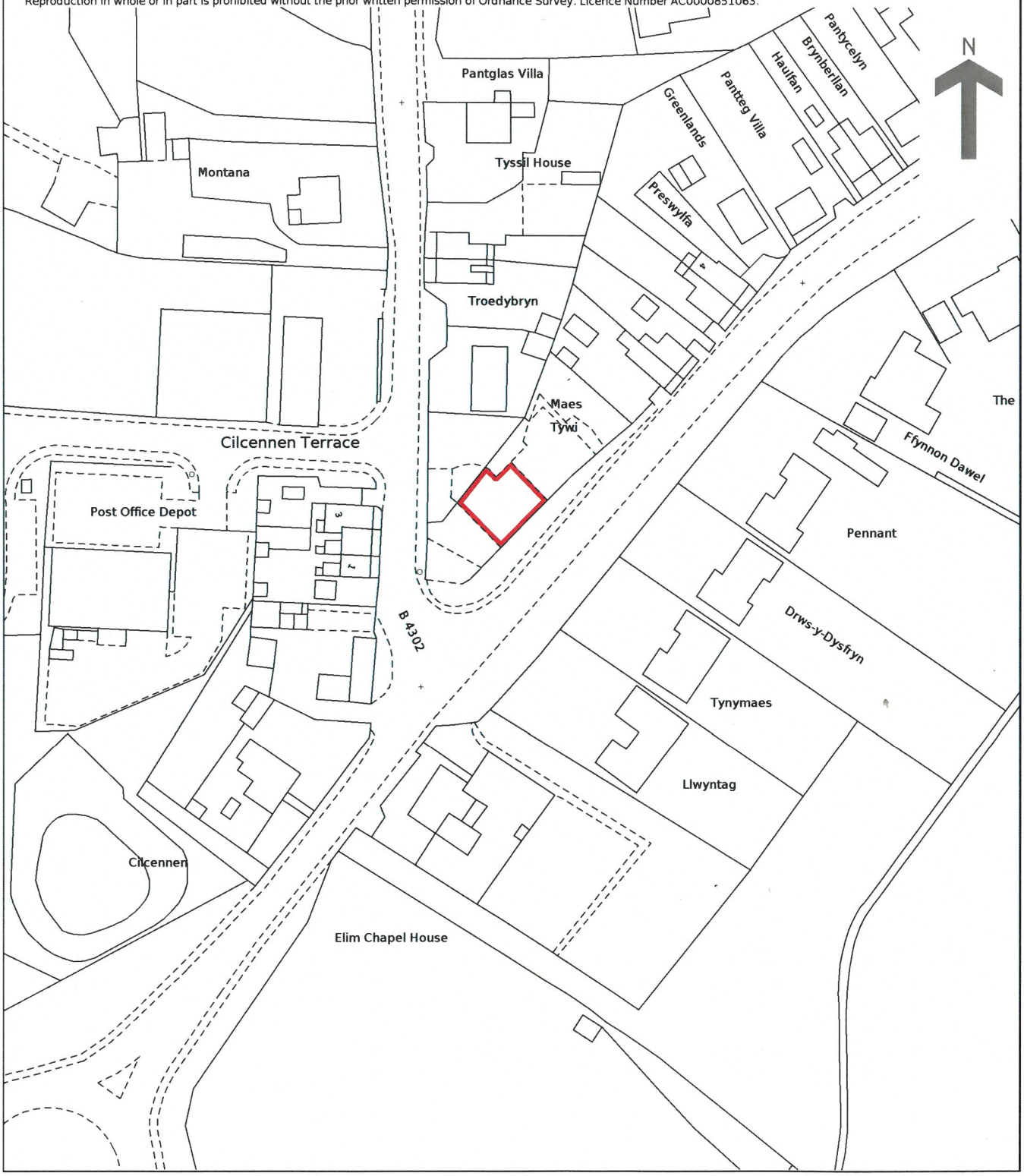
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of title plan

Title number **CYM405903**
Ordnance Survey map reference **SN6323SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**

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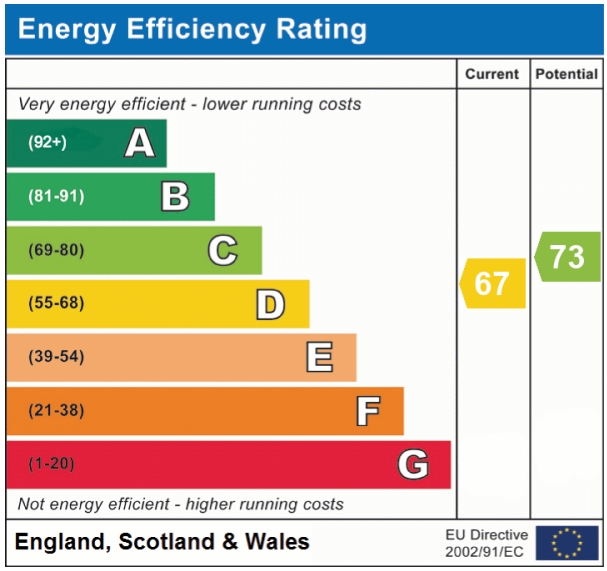
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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band D
N/A
Parking Types: Allocated. Off Street. Private.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: D (67)
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

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Directions

The property is best approached by heading out of Llandeilo towards Lampeter. On entering the Talley road take the first right hand turning into Clos Albion. Thew property will be located in front of you, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

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

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