



41 Victoria Street, Llandovery,
Carmarthenshire, SA20 0YD.



- * A Beautifully Presented Detached 3 Bedroom Bungalow *
- * Living Room, Kitchen/Diner, Bathroom, Separate WC & Utility Room *
- * Set Within A Sizeable Plot With Detached Garage & Lean-To Sheds *
- * Off Road Parking For Several Vehicles *
- * Convenient Market Town Location *

GUIDE PRICE £420,000

Description 41 Victoria Street is a detached 3 bedroom property with accommodation comprising; living room, kitchen/diner, utility room, family bathroom and separate wc. The property was built in 1999/2000 and has been maintained to a very high standard by the owners and now offers an immaculately presented 3 bedroom property on an extensive plot measuring approximately 0.2 acres which includes 2 sizeable sheds, detached garage, garden shed and off road parking for several vehicles.

The property lies within 200 yards of the market town of Llandovery which benefits from comprehensive shopping facilities with a variety of shops, post office, patisserie, butchers, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with swimming pool and supermarket on the outskirts of town.

The accommodation comprises as follows;

Entrance Hall with cloakroom and double doors to living room.

Separate WC with low level wc, pedestal wash hand basin and tiled floor.

Living Room 21' 10 x 15' 02 with beamed ceiling. Dual aspect windows including double doors to rear garden. Archway leading to

Kitchen/Diner 22' 05 x 11' 08 with a range of floor and eye level drawers and cupboards, Belfast sink and mixer tap. Eye level double oven. Lamona 4 ring gas hob and extractor fan over. Beamed ceiling. Part tiled walls. Recess lighting. Tiled floor. Double doors to rear garden.

Utility Room 8' 11 x 5' 10 with floor level cupboards and worktop. Glow Worm gas fired combi boiler. Fully tiled walls and floor. Extractor fan. Stable door to rear.

Hallway with storage cupboard.

Bedroom 1 13' 03 x 10' 08

En-Suite with low level wc, wash hand basin with storage cupboards beneath. Panelled bath. Fully tiled walls and floor. Illuminated mirror and extractor fan.

Bedroom 2 10 ' 08 x 9' 03

Bathroom 8' 01 x 6' 07 with low level wc, wash hand basin with storage cupboards beneath. Walk in shower. Heated towel rail. Illuminated mirror. Extractor fan. Fully tiled walls and floor.

Bedroom 3 10' 04 x 9' 08

Externally The property stands in a generous and fully enclosed plot measuring approximately 0.2 acres with tarmac and astro turf entrance with off road parking for several vehicles and **Garage/Storage Shed** measuring 28' 0 x 19' 0 of block construction and profile sheet roof. To the rear of the property is a patio, astro turf and gravelled area leading to decking with garden shed and storage area leading to **Detached Garage** measuring 26' 0 x 21' 0 of block construction and concrete floor with up and over door and electricity. Leading to **Lean-To/Garage** measuring 29' 0 x 23' 0 of timber construction.

Services Mains water, gas, electricity and drainage. Underfloor heating throughout. In February 2021 new double glazed windows and doors replaced with the exception of double doors in the kitchen and living room.

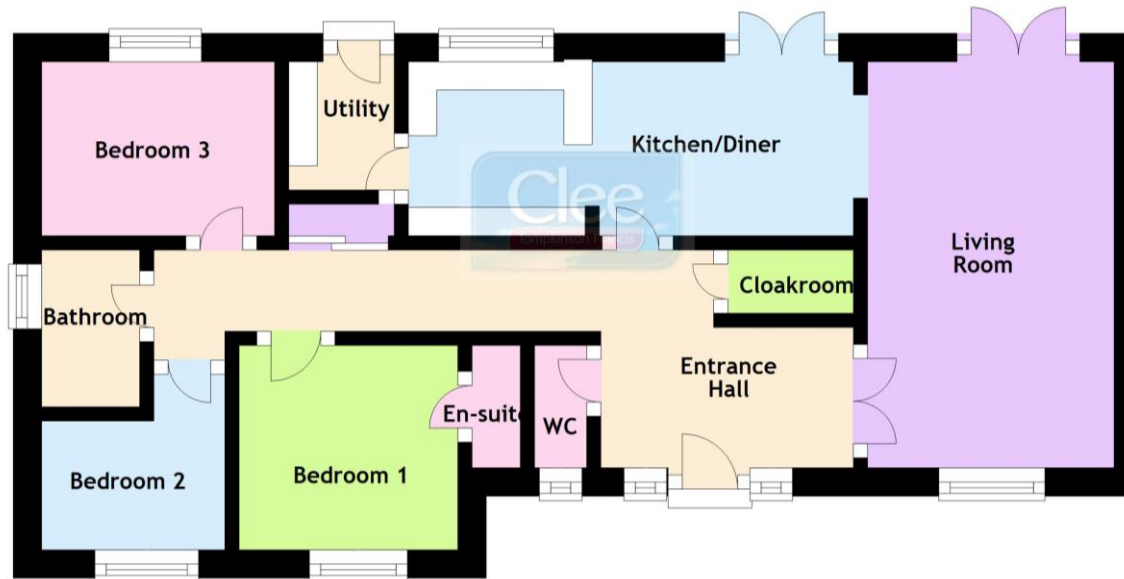
Local Authorities Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Viewing Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

After Hours Mick Gough 07971 111096.

Tenure We understand that the property is freehold with vacant possession.

Directions All viewings will be accompanied by the Agent.



VIEWING: CONTACT THE AGENTS: Llandovery Office
Tel: 01550 720 440 E-Mail: llandovery@ctf-uk.com Web Site: www.ctf-uk.com

Property Misdescriptions Act 1991

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

Professional Services

Our 14 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

MORTGAGE SERVICES - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices

