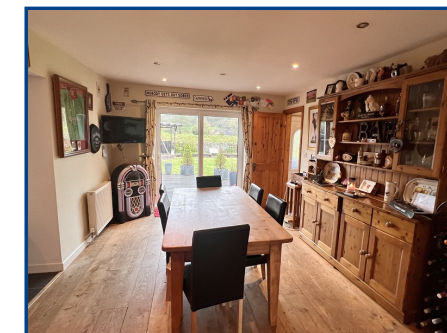




**High Street
Llandovery
Carmarthenshire.**

Price **£335,000**



- End of Terrace 5 Bedroom (1 En-Suite) Property
- 2 Reception Rooms, Kitchen, Utility, Bathroom & Separate WC
- Sits On A Spacious Plot With Detached Garage/Workshop
- Off Road Parking To The Front With Lawned Garden To The Rear
- Within Level Walking Distance
- Viewing Is A Must To Appreciate

General Description

A well presented 5 bedroom family home situated on the outskirts of the market town of Llandovery yet conveniently located within walking distance of the town centre and its many facilities.

Viewing: **01550 720 440**

Website: **www.ctf-uk.com**

Email: **llandovery@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

High Street, Llandovery, Carmarthenshire.

Property Description

A well presented 5 bedroom family home situated on the outskirts of the market town of Llandovery yet conveniently located within walking distance of the town centre and its many facilities. The spacious property which was previously 3 separate dwellings enjoys fine views to the rear and comprises 5 bedrooms (1 en-suite), living room, dining room, kitchen, utility, bathroom and separate wc. To the front and side of the property is a tarmac parking area for several vehicles leading to rear lawned garden with detached garage/workshop.

The market town of Llandovery offers comprehensive shopping facilities including public houses/restaurants, cafes, post office, patisserie, cottage hospital, doctors surgery, swimming pool and supermarket just on the outskirts of town with junior school and Llandovery College in the private sector.

Entrance Hall (8' 03" x 3' 09") or (2.51m x 1.14m)

With radiator. Door to living room.

Office (7' 06" x 3' 10") or (2.29m x 1.17m)

With radiator. Plumbing in place for a shower room.

Dining Room (15' 07" x 10' 09") or (4.75m x 3.28m)

With oak flooring. 2 radiators. Recess lighting. Sliding doors to rear garden. Doors to utility room.

Utility Room (15' 08" x 14' 01") or (4.78m x 4.29m)

With radiator. Worktop with stainless steel sink and drainer and cupboards beneath. Door to rear garden.

Kitchen (16' 01" x 9' 08") or (4.90m x 2.95m)

With a range of floor and eye level drawers and cupboards. Stainless steel sink and drainer. Kenwood 6 ring gas range with double oven beneath and extractor over. Integral dishwasher. Radiator. Part tiled walls. Storage cupboard.

Separate WC (6' 03" x 3' 05") or (1.91m x 1.04m)

With low level wc, pedestal wash hand basin. Part tiled and part panelled walls.

Living Room (25' 06" x 12' 07") or (7.77m x 3.84m)

With fireplace in stone surround and mantel over. Staircase to first floor. Corner shelving. 2 radiators.

First Floor

Landing

With 2 radiators. Access hatch to roof space.

Bedroom 1 (12' 02" x 9' 11") or (3.71m x 3.02m)

With radiator.

Bedroom 2 (15' 06" x 9' 09") or (4.72m x 2.97m)

With radiator.

Bedroom 3 (14' 07" Max x 10' 08") or (4.45m Max x 3.25m)

With radiator and storage cupboard with Worcester gas fire boiler.

En-Suite

With low level wc, pedestal wash hand basin and shower cubicle. Heated towel rail, tiled walls and extractor fan.

Bathroom (8' 05" x 6' 10") or (2.57m x 2.08m)

With panelled bath and Mira shower over. Pedestal wash hand basin and low level wc. Heated towel rail. Part tiled walls, recess lighting and access hatch to roof space. Built in storage cupboards.

Bedroom 4 (18' 09" x 9' 10" Max x 6' 8" Min) or (5.72m x 3.00m Max x 2.03m Min)

With radiator.

Bedroom 5 (11' 02" x 6' 09") or (3.40m x 2.06m)

With radiator and storage cupboard.

Externally.

The property sits on a spacious plot with off road parking for several vehicles. To the rear of the property is a lawned garden with

decked seating area and raised beds. External power point. Hot and cold water tap.

Garage and Workshop

Workshop - 14' 03 x 11' 04

Garage - 19' 06 x 12' 0

Services

With mains water, electricity, gas and drainage.

Agents Note

Viewers please note that some properties in Llandovery flooded in 1998. Since then a bund was erected around the town to prevent future flooding. However the Flood Map Wales indicates there is a theoretical risk to some properties in the town.

Council Tax

Band D

Local Authority

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.

Tenure

Freehold

