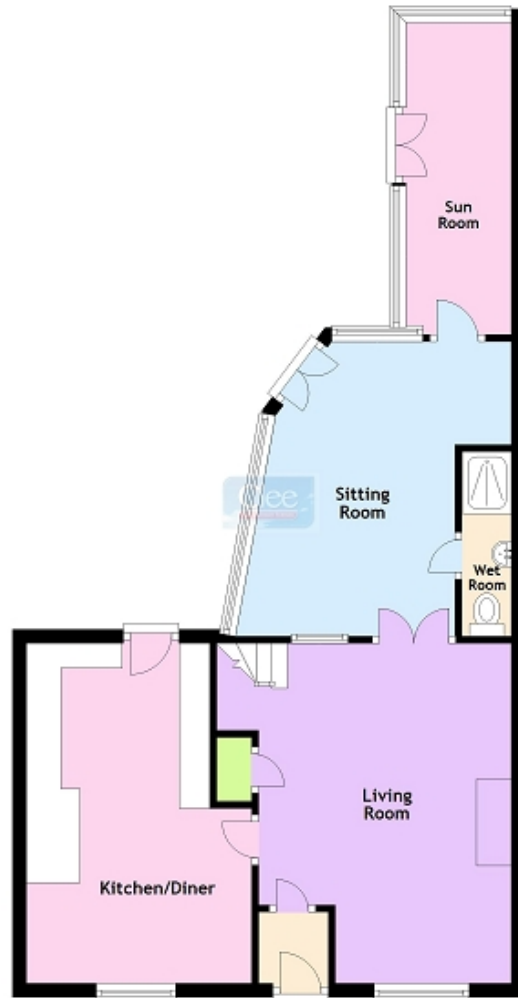


Ground Floor



First Floor



**Castle Street
Llandovery
Carmarthenshire.**

Price **£220,000**



- Well Presented 2 Bedroom Grade II Listed Cottage
- 2 Reception Rooms, Kitchen, Sun Room, Wet Room & Bathroom
- Superbly Located With No Passing Traffic
- Within 100 Metres Of Town Centre
- Rear Garden Mostly Laid To Lawn
- Pedestrian Rear Access To Castle Car Park

General Description

Number 6 is located in Castle Street which is described in Alfred Arber-Cooke's "Pages from the History of Llandovery" as the most pleasant byway in the town. Castle Street was the original approach to the castle and from the rear garden there are views of both the remains of the castle and the noted monument of Llywelyn Ap Gryffydd Fychan.

EPC Rating: D66



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.

Castle Street, Llandovery, Carmarthenshire.

Property Description

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Castle Street is one of the most sought after locations in the town of Llandovery because it benefits from a quiet situation with no passing traffic, however remains within 100 metres of the facilities of the town. The cottage itself offers well appointed accommodation with 2 bedrooms, living room, kitchen, sitting room, sun room, wet room & first floor bathroom. To the rear of the property is a sizeable garden mostly laid to lawn with rear pedestrian access to the Castle car park.

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 Porch

Living Room (18' 09" Max x 12' 08") or (5.72m Max x 3.86m)

Measurement includes entrance porch. With staircase to first floor. Log burner with slate hearth and mantel over. Beamed ceiling. Understairs cupboard. 2 radiators.

Kitchen/Diner (18' 04" x 10' 08"Max Max) or (5.59m x 3.25m Max)

With a range of floor and eye level drawers and cupboards. NEFF 4 ring electric hob with double oven beneath. Stainless steel sink and drainer. Plumbing for washing machine and dishwasher. Tiled floor. Beamed ceiling. Radiator. Door to rear garden.

Sitting Room (11' 09" x 11' 04") or (3.58m x 3.45m)

Of irregular shape. With timber floor and radiator. Door to rear garden and door to sun room.

Wet Room (7' 02" x 3' 04") or (2.18m x 1.02m)

With low level wc, wash hand basin and electric shower. Extractor fan.

Sun Room (14' 07" x 7' 04") or (4.45m x 2.24m)

With quarry tiled floor. Door to rear garden.

Castle Street, Llandovery, Carmarthenshire.

First Floor

Landing

Bedroom 1 (18' 06" x 12' 08"Max Max) or (5.64m x 3.86m Max)

Measurement includes built in wardrobes. Dual aspect windows. Storage cupboard. Access hatch to roof space and radiator.

Bedroom 2 (12' 02" Max x 7' 03") or (3.71m Max x 2.21m)

Including built in wardrobes. Book shelving. Beamed ceiling. Radiator

Bathroom (10' 09" x 8' 06") or (3.28m x 2.59m)

Measurement includes airing cupboard housing Vaillant gas fired boiler and shelving. Panelled bath, low level wc, pedestal wash hand basin, bidet and shower. Part tiled walls. Radiator and extractor fan.

Externally.

To the rear of the property is a deceptively spacious garden mostly laid to lawn with patio area leading to vegetable patch and garden shed. At the bottom of the garden is a gated pedestrian right of way leading to the Castle car park.

Broadband and Mobile phone

Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

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.

Viewers 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.

Tenure

Freehold

Council Tax

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