



**Cilycwm Road
Llandovery
Carmarthenshire.**

Price **£365,000**



- Detached 3 Bedroom Bungalow
- Kitchen, Living Room & Bathroom
- Utility Room & Garage Accessed Externally
- Front & Rear Gardens
- Level Walking Distance Of Town Centre Facilities
- Newly Updated Within The Last 12 Months

General Description

14 Cilycwm Road is a detached 3 bedroom bungalow located on the edge of the market town of Llandovery opposite the local primary school and within quarter of a mile level walking distance of the town centre facilities. The accommodation comprises 3 bedrooms, spacious living room, kitchen and bathroom with utility room and garage to side.

EPC Rating: C69



Viewing: **01550 720 440**

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

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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.

Cilycwm Road, Llandovery, Carmarthenshire.

Property Description

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The market town of Llandovery offers good shopping facilities with variety of shops, post office, patisserie, butcher, library, newsagent, doctors surgery and cottage hospital, primary school and Llandovery College in the private sector together with a swimming pool and a supermarket on the outskirts of the town. The accommodation comprises as follows;

Entrance Hall (14' 07" x 8' 11" Max) or (4.45m x 2.72m Max)

A spacious entrance hall with storage cupboards. Radiator.

Living Room (25' 06" x 14' 09" Max) or (7.77m x 4.50m Max)

With double doors to rear garden. 2 radiators.

Kitchen (10' 11" x 10' 04") or (3.33m x 3.15m)

With a range of floor and eye level drawers and cupboards. Stainless steel sink and drainer. Radiator. Storage cupboard with Worcester boiler. Door to conservatory.

Conservatory (13' 02" x 5' 04") or (4.01m x 1.63m)

With double doors to rear garden. Tiled floor.

Bedroom 1 (12' 01" x 10' 04") or (3.68m x 3.15m)

Measurement includes storage cupboard. Radiator.

Bathroom (6' 11" x 6' 01") or (2.11m x 1.85m)

With pedestal wash hand basin. Low level wc. Bath with shower over. Heated towel rail. Fully tiled walls. Extractor fan.

Bedroom 2 (9' 00" x 7' 05") or (2.74m x 2.26m)

With radiator.

Bedroom 3 (13' 04" Max x 12' 01") or (4.06m Max x 3.68m)

Measurement includes built in wardrobe. Radiator.

Externally.

The property sits on a spacious plot with front garden and off road parking for several vehicles. To the rear of the property is a garden mostly laid to lawn with garden shed.

Utility Room (9' 00" x 7' 05") or (2.74m x 2.26m)

With stainless steel sink and drainer. Radiator.

Garage (16' 07" x 7' 05") or (5.05m x 2.26m)

With up and over door. Access hatch to roof space.

Services

With mains water, gas, electricity and drainage.

Agents Note

The property has been subject to a full upgrade within the last 12 months due to a water burst at the property. Works include;

new central heating system, kitchen and bathroom. More information can be obtained from the agent.

Council Tax

Band E.

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.

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.

Tenure

Freehold

