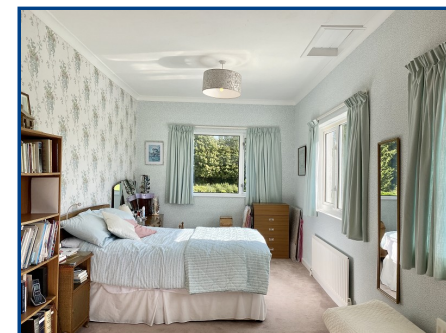




**Cilycwm Road  
Llandovery  
Carmarthenshire.**

Price **£379,000**



- A Well Located 4 Bedroom Property
- Living Room, Kitchen/Diner, Sun Room, Utility, Bathroom & Shower Room
- Detached Garage With Off Road Parking For Several Vehicles
- Set In Approximately Half An Acre Of Grounds
- Beautiful Views To The Rear Of The Property
- Located On Periphery Of The Market Town Of Llandovery

**General Description**

Standing in a desirable location within level walking distance of Llandovery town. The property is set within approximately 1/2 an acre of grounds and backs on to farmland with beautiful views of the surrounding countryside.

**EPC Rating: D60**



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](mailto:surveys@ctf-uk.com).

## Cilycwm Road, Llandovery, Carmarthenshire.

### Property Description

Standing in a desirable location within level walking distance of Llandovery town. The property is set within approximately 1/2 an acre of grounds and backs on to farmland with beautiful views of the surrounding countryside. This delightful and well located property comprises 4 bedrooms, living room, kitchen/diner, sun room, utility, bathroom and shower room. Externally the property is set back from the road with large garden to the front.

The property lies within half a mile from the market town of Llandovery which benefits from comprehensive shopping facilities with a variety of shops, post office, patisserie, butcher, 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 Porch

With staircase to first floor. Understairs cupboards. Radiator.

### Living Room (17' 01" x 13' 01" ) or (5.21m x 3.99m)

With fireplace. Radiator. Wall lights.

### Kitchen/Diner (25' 05" x 8' 11" ) or (7.75m x 2.72m)

With a range of floor and eye level drawers and cupboards. Stainless steel double sink. 4 ring electric hob. Eye level double oven. Radiator. Part tiled walls. Door to utility and opening to

### Sun Room (12' 06" x 10' 04" ) or (3.81m x 3.15m)

With radiator and door to rear.

### Utility Room (9' 02" x 6' 04" ) or (2.79m x 1.93m)

With stainless steel sink and drainer, eye level cupboards and worktop. Part panelled wall. Door to rear and door to garage.

### Shower Room (6' 02" x 4' 04" ) or (1.88m x 1.32m)

With shower cubicle. Low level wc and wash hand basin with cupboard beneath. Heated towel rail. Fully tiled walls and floor. Extractor fan.

### First Floor

### Landing

With access hatch to roof space.

### Bedroom 1 (23' 11" x 9' 06" ) or (7.29m x 2.90m)

With dual aspect windows, beamed ceiling. Sink and vanity unit. 2 radiators.

### Bathroom

Measuring 7' 01 x 6' 0 and 6' 0 x 5' 04. With low level wc and pedestal wash hand basin. Panelled bath with shower. Beamed ceiling. Part panelled and part tiled walls. Radiator.

### Bedroom 2 (13' 01" x 10' 07" ) or (3.99m x 3.23m)

With radiator and alcove shelving.

### Bedroom 3 (13' 01" x 9' 09" ) or (3.99m x 2.97m)

With storage cupboard and radiator.

### Bedroom 4/Study (10' 0" x 8' 11" ) or (3.05m x 2.72m)

With storage cupboard and radiator.

### Garage (12' 01" x 9' 04" ) or (3.68m x 2.84m)

With up and over door. Electricity connected.

### Externally.

The property is set away from the road and is approached by a well maintained driveway leading to parking for several vehicles. The property is set in approximately 1/2 an acre of grounds with beautiful gardens mainly to the front with a range of bushes, trees and shrubs. To the side of the property is a useful lean to shed leading to concreted area to the

rear providing unrivalled views and peacefulness of the surrounding countryside.

### Services

Mains water, electricity and drainage. LPG central heating. Solar panels.

### Broadband and Mobile phone

Ultrafast 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.

### Council Tax

Band F.

### Tenure

Freehold

### Directions

The selling agents will accompany all viewers.

