

**College View
Llandovery
Carmarthenshire.**

Price **£175,000**



- Mid Terrace 3 Bedroom Town House
- Living Room, Kitchen/Diner, Utility, Bathroom & Separate WC
- Rear Garden Laid To Patio & Gravel
- Rear Pedestrian Access
- Walking Distance of Town Centre



General Description

A mid terraced 3 bedroom town house located on the edge of the market town of Llandovery. The accommodation comprises; living room, kitchen/diner, bathroom & separate wc with rear garden.

EPC Rating: D64

College View, Llandovery, Carmarthenshire.

Property Description

A mid terraced 3 bedroom town house located on the edge of the market town of Llandovery. The accommodation comprises spacious living room, kitchen/diner, utility room and separate toilet to the ground floor with 3 bedrooms and bathroom to the first floor. To the rear of the property is a garden mostly laid to gravel and patio with rear pedestrian access gate.

The market town of Llandovery has comprehensive shopping facilities including supermarket, swimming pool, doctors surgery, cottage hospital, local authority junior school with Llandovery College in the private sector.

Entrance Hall

With radiator and stairs to first floor.

Living Room

23' x 13' 1 reducing to 10' 5 (7.01m x 3.99m red. to 3.18m) having feature fireplace, 2 radiators, alcove shelving, understairs storage cupboard with shelving and light.

Kitchen (17' 01" x 8' 01") or (5.21m x 2.46m)

Having a range of fitted kitchen units with work surfaces, 1 and a half bowl sink unit, Zanussi 4 ring gas hob with cooker hood over and Zanussi electric oven below, part tiled walls, radiator. Door to:-

Utility Room (6' 04" x 5' 03") or (1.93m x 1.60m)

Having plumbing for washing machine, part tiled walls, door to rear garden.

Separate Toilet

With low level wc, wash hand basin, part tiled walls.

First Floor

Landing

With access hatch to roof space.

Bathroom (9' 02" x 7' 01") or (2.79m x 2.16m)

Having corner bath with mixer tap, pedestal hand basin, low level wc, tiled shower cubicle, tiled walls, radiator. Extractor fan, recess lighting and access hatch to roof

space. Airing cupboard with shelving and also housing Vaillant gas fired boiler.

Bedroom 1 (11' 02" x 10' 06") or (3.40m x 3.20m)

Measurement includes chimney breast with radiator.

Bedroom 2 (11' 11" Max x 10' 04") or (3.63m Max x 3.15m)

Measurement includes chimney breast with radiator.

Bedroom 3 (8' 07" x 6' 10") or (2.62m x 2.08m)

With radiator.

EXTERNALLY

Rear garden part paved but mainly laid to gravel with variety of trees and bushes. Pond. External light. Timber storage shed. Rear pedestrian access.

Services

Mains electricity, water, gas and drainage. Central heating and domestic hot water by means of gas fired boiler.

Broadband and Mobile phone

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

Local Authorities

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

Viewing

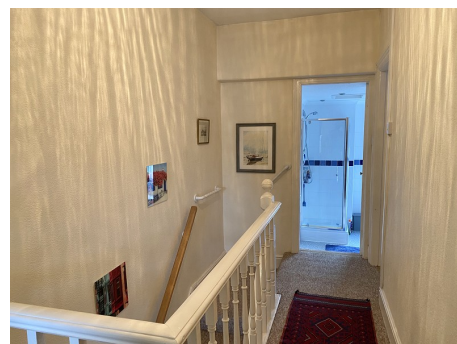
Strictly by appointment please through the letting agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Tenure

Freehold

Council Tax

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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.