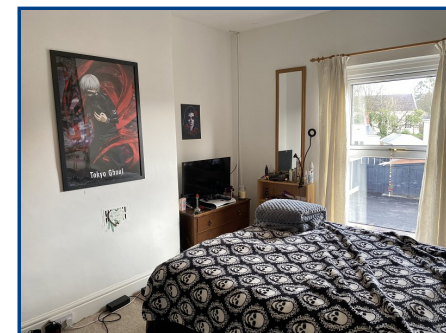


**College View
Llandovery
Carmarthenshire.**

Price **£170,000**



- 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

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.

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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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Directions

From our Llandovery office take the A4069 road heading towards Llangadog. Turn right immediately before Llandinat Church and continue on this road passing the childrens play area on the right. 16 College View will be found towards the middle on the left hand side.

