

Ground Floor



First Floor



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**New Road
Llandovery
Carmarthenshire.**

Price **£159,000**



- Mid Terraced Town House
- 3 Bedrooms & Open Plan Living/Dining Room
- Gas Central Heating & Double Glazing
- Well Presented Accommodation
- Rear Yard & Off Road Parking
- Ideal For First Time Buyers Or Buy To Let

General Description

A 3 bedroom mid terraced house situated within quarter of a mile level walking distance of the town centre of Llandovery. The property comprises 3 bedrooms, open plan living/dining room, kitchen and bathroom together with rear yard. The property benefits from gas central heating and double glazing.

Viewing: **01550 720 440**

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

Email: **llandovery@ctf-uk.com**

Important notice

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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.

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New Road, Llandovery, Carmarthenshire.

Property Description

A 3 bedroom mid terraced house situated within quarter of a mile level walking distance of the town centre of Llandovery. The property comprises 3 bedrooms, open plan living/dining room, kitchen and bathroom together with rear yard. The property benefits from gas central heating and double glazing.

The market town of Llandovery offers good shopping facilities with variety of shops, post office, patisserie, butcher, library, ice cream parlour, doctors surgery and cottage hospital, junior school and Llandovery College in the private sector together with a swimming pool and a supermarket on the outskirts of the town.

Entrance Porch

Living/Dining Room (21' 11" x 12' 02") or (6.68m x 3.71m)

With staircase to first floor. 3 radiators. Understairs cupboard. Dual aspect.

Kitchen (10' 02" x 7' 08") or (3.10m x 2.34m)

With a range of floor and eye level drawers and cupboards. Stainless steel sink and drainer. Belling oven with Belling 4 ring electric hob and extractor fan over. Integral fridge and freezer. Plumbing for washing machine. Part tiled walls. Radiator. Door to rear courtyard.

First Floor

Landing

With velux and access hatch to roof space.

Bathroom (10' 01" x 6' 08") or (3.07m x 2.03m)

With newly installed stylish bathroom suite including; panelled bath with shower over. Low level wc, wash hand basin with storage

beneath. Heated towel rail. Storage cupboard with shelving and Worcester gas fired combi boiler. Part tiled walls.

Bedroom 1 (10' 03" Max x 7' 11") or (3.12m Max x 2.41m)

With radiator.

Bedroom 2 (14' 0" x 8' 03") or (4.27m x 2.51m)

With radiator.

Bedroom 3 (10' 05" x 7' 0") or (3.18m x 2.13m)

With radiator.

Externally.

To the rear of the property is a gravelled courtyard with garden shed leading on to gravelled parking area.

Services

With mains electricity, water, gas and sewerage together with gas fired central heating.

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 B.

Tenure

Freehold

