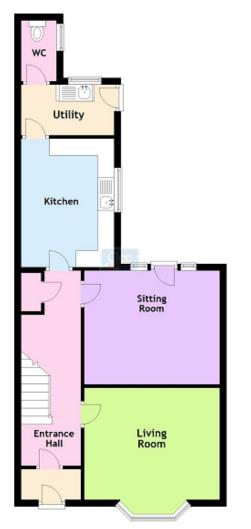
Ground Floor

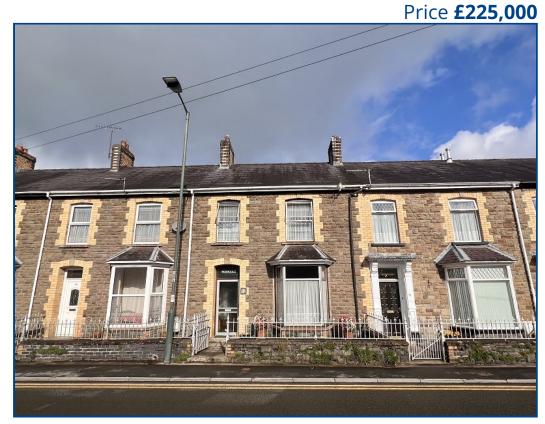


First Floor





New Road Llandovery Carmarthenshire.



- Mid Terraced 3 Bedroom Property
- 2 Reception Rooms, Kitchen, Utility & Bathroom
- In Need Of Updating
- Rear Lawned Garden
- Detached Garage & Rear Parking
- Convenient Town Location



Viewing: 01550 720 440

Website: www.ctf-uk.com

Email: Ilandovery@ctf-uk.com

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

Important notice

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.

General Description

A mid terraced 3 bedroom family home conveniently situated on the outskirts of the market town of Llandovery. The deceptively spacious property comprises; living room, sitting room, kitchen, utility room and wc on the ground floor with 3 bedrooms, box room and bathroom on the first floor. To the rear of the property is a lawned garden leading to detached garage. The property also benefits from rear off road parking.

Tel: 01550 720 440

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









Email: Ilandovery@ctf-uk.com

Web: www.ctf-uk.com

New Road, Llandovery, Carmarthenshire.

New Road, Llandovery, Carmarthenshire.

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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, 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

Entrance Hall

With staircase to first floor. Radiator. Understairs cupboard.

Living Room (13' 05" x 11' 02") or (4.09m x 3.40m)

Plus bay window. 2 radiators and former fireplace.

Sitting Room (12' 05" x 11' 02") or (3.78m x 3.40m)

With door to rear. Electric fire in surround with mantel over. 2 radiators.

Kitchen (12' 09" x 9' 02") or (3.89m x 2.79m)

With floor and eve level drawers and cupboards. Stainless steel sink and drainer. 4 ring electric hob. Eye level oven. Radiator.

Utility (9' 02" x 5' 00") or (2.79m x 1.52m)

Stainless steel sink and drainer. Plumbing for washing machine. Part tiled walls. Access hatch to roof space. Door to rear.

Separate WC

With low level wc. Wash hand basin. Extractor fan.

First Floor

Part Landing

Box Room (7' 00" x 5' 10") or (2.13m x 1.78m)

With storage cupboard. Ideal combi boiler. Radiator.

Bathroom (7' 00" x 5' 10") or (2.13m x 1.78m)

With low level wc. Panelled bath. Pedestal wash hand basin. Part tiled walls. Radiator.

Landing With radiator.

Bedroom 1 (11' 09" x 11' 01") or (3.58m x 3.38m) With radiator.

Bedroom 2 (11' 02" x 10' 06") or (3.40m x 3.20m) With radiator.

Bedroom 3 (8' 00" x 7' 01") or (2.44m x 2.16m) With radiator.

Externally.

To the rear of the property is a garden mostly laid to lawn with a range of useful sheds. To the rear of the property is a detached garage and off road parking.

Garage (17' 00" x 14' 10") or (5.18m x 4.52m) Of brick construction. Double doors.

Coal Shed

Storage Shed



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With shelving.

Potting Shed With shelving.

Services

With mains water, electricity, gas and drainage. New boiler installed in spring 2022.

Council Tax Band D.

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

Standard broadband is available in the vicinity and the mobile phone signal in the area is deemed to be likely.

Tenure

Freehold

Web: www.ctf-uk.com