



**New Road
Llandovery
Carmarthenshire.**

Price **£225,000**



- 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

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.

EPC Rating: D62



Viewing: **01550 720 440**

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

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

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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.

New Road, Llandovery, Carmarthenshire.

Property Description

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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 eye 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

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

