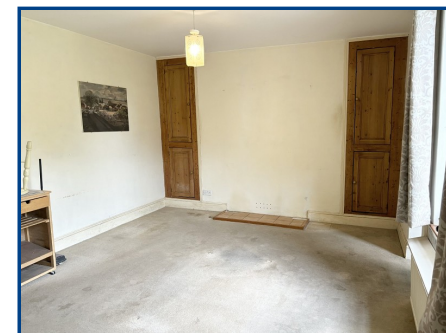


**Queen Street  
Llandovery  
Carmarthenshire.**

Price **£149,000**



- A 3 Bedroom Mid Terrace House
- Living Room, Dining Room, Kitchen, Shower/Utility, Separate WC & Bathroom
- Front Forecourt & Rear Patio Area With Garden
- Convenient Town Location

**General Description**

24 Queen Street is a mid terraced town house which is mentioned in Arber-Cooke's 'Pages from the History of Llandovery' as dating from the late 1800's.

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](mailto:surveys@ctf-uk.com).

## Queen Street, Llandovery, Carmarthenshire.

### Property Description

24 Queen Street is a mid terraced town house which is mentioned in Arber-Cooke's 'Pages from the History of Llandovery' as dating from the late 1800's.

The property lies within quarter of a mile level walking distance of the centre of the market town of Llandovery. The house comprises 3 bedrooms, 2 living rooms, kitchen, ground floor shower/wc and first floor bathroom.

The market town of Llandovery offers good shopping facilities with a 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.

The accommodation comprises as follows;

### Ground Floor

#### Entrance Hall

With staircase to first floor. Radiator. Storage cupboard.

#### Living Room (12' 06" Max x 11' 10") or (3.81m Max x 3.61m)

With radiator. Fireplace with wooden surround.

#### Dining Room (14' 07" x 12' 05") or (4.45m x 3.78m)

With radiator. Built in storage cupboards.

#### Kitchen (9' 06" x 8' 08") or (2.90m x 2.64m)

With sink and drainer with cupboards under. Range of floor and eye level cupboards. Radiator.

#### Rear Utility Room

With Vaillant gas fired boiler. Shower cubicle. Separate toilet with low level wc and wash hand basin.

### First Floor

#### Landing

With radiator. Walk in storage cupboard.

#### Bathroom (9' 11" x 7' 04" ) or (3.02m x 2.24m)

With bath. Low level wc. Wash hand basin. Radiator. Storage cupboard.

#### Bedroom 3 (11' 06" x 8' 05") or (3.51m x 2.57m)

With radiator. Walk in cupboard.

Please note, there is restricted sunlight in this room.

#### Bedroom 1 (13' 02" x 12' 06") or (4.01m x 3.81m)

With radiator. Victorian fireplace.

#### Bedroom 2 (9' 10" x 7' 08" ) or (3.00m x 2.34m)

With radiator.

#### Outside

Front forecourt. Shared pedestrian access with Number 26 to rear garden. The rear of the property comprises a patio area with main garden beyond.

#### Services

With mains electricity, water, gas and drainage.

#### Tenure

We understand that the property is freehold. It is apparent that there is a flying freehold

over part of the passage way which is shared by both Numbers 24 & 26 Queen Street.

#### Broadband and Mobile phone

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

#### 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

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