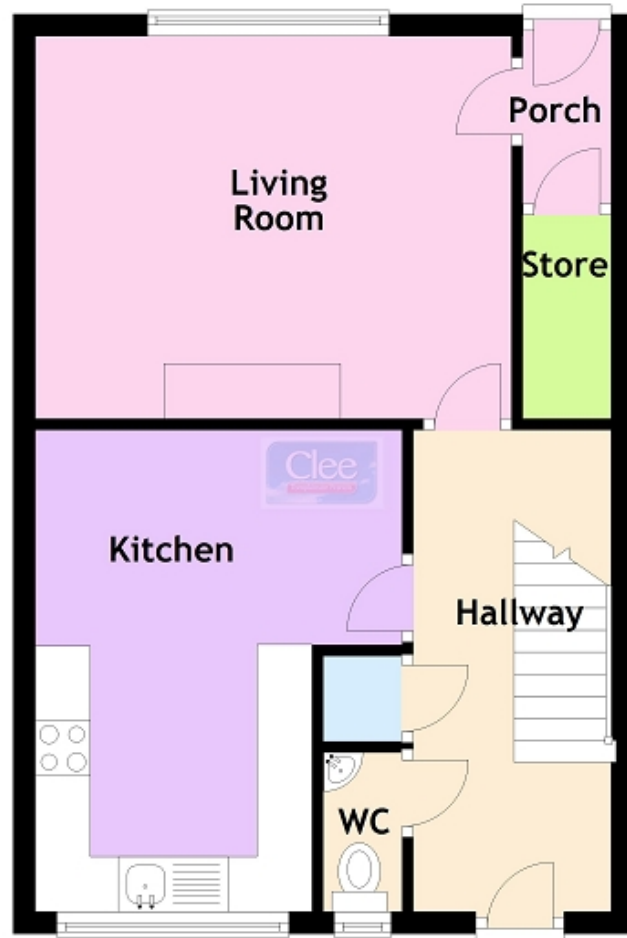


Ground Floor



First Floor



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

14 Offices Across South Wales

**Brodawel
Llanwrda
Carmarthenshire.**

Price **£150,000**



- End Of Terrace 3 bedroom Property
- Living Room, Kitchen/Diner, Bathroom & Separate WC
- Rear Yard With Storage Shed & Side Garden
- Communal Garden To front
- Village Location
- Ideal First Time Home Or Buy To let

General Description

A spacious 3 bedroom end terraced property located towards the outskirts of the Upper Towy Valley village of Llanwrda about 4 miles west of the market town of Llandovery and 7 miles east of Llandeilo. The property comprises; living room, kitchen/diner, 3 bedrooms, bathroom and downstairs wc. Externally there is off road parking with rear yard and storage shed, side garden area and communal lawned garden to the front.

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.

Tel: **01550 720 440**

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

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

Property Description

A spacious 3 bedroom end terraced property located towards the outskirts of the Upper Towy Valley village of Llanwrda about 4 miles west of the market town of Llandovery and 7 miles east of Llandeilo. The property comprises; living room, kitchen/diner, 3 bedrooms, bathroom and downstairs wc. Externally there is off road parking with rear yard and storage shed, side garden area and communal lawned garden to the front.

The village of Llanwrda has a village hall and places of worship. The market town of Llandovery offers comprehensive shopping facilities including supermarket, post office, chemist, patisserie, butchers, doctors surgery and cottage hospital. Also within the town is a local authority junior school with Llandovery College in the private sector.

Entrance Hall

With staircase to first floor. Storage cupboard. Radiator.

Separate Toilet

With low level wc and wash hand basin.

Kitchen (14' 04" x 11' 01") or (4.37m x 3.38m)

With a range of floor and eye level drawers and cupboards. Logik 4 ring electric hob and double oven. Stainless steel sink and drainer. Plumbing for washing machine. Radiator and part tiled walls.

Living Room (14' 02" x 11' 05") or (4.32m x 3.48m)

With former fireplace. Radiator.

Rear Hall

With door to rear. Understairs storage cupboard.

First Floor**Landing**

With access hatch to roof space.

Bedroom 1 (12' 10" x 10' 04") or (3.91m x 3.15m)

With radiator. Storage cupboard with Vaillant boiler.

Bedroom 2 (10' 08" x 10' 05") or (3.25m x 3.18m) increasing to 13' 02 (4.01m)

With radiator.

Bedroom 3 (9' 10" x 6' 08") or (3.00m x 2.03m)**Bathroom (7' 02" x 7' 0") or (2.18m x 2.13m)**

With low level wc and pedestal wash hand basin. Panelled bath with Triton shower over. Radiator. Part tiled walls.

Services

With mains water, electricity and drainage. Central heating via LPG gas tank.

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

