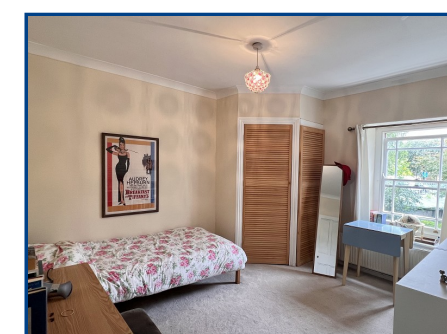




Stone Street Llandovery Carmarthenshire.

Price **£185,000**



- 3 Bedroom Mid Terraced Property
- Living Room, Kitchen, Utility & WC To The Ground Floor
- 3 Bedrooms To The First Floor
- Spacious Attic Room & Bathroom To The Second Floor
- Spacious Family Home
- Convenient Town Location
- Viewing Is A Must!

General Description

A mid terraced 3 bedroom family home situated within level walking distance of town centre facilities. The deceptively spacious home comprises; living room, kitchen, utility and downstairs toilet with 3 bedrooms to the first floor and sizeable attic room and bathroom to the second floor. To the rear of the property is a lawned enclosed garden.

EPC Rating: D59



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.

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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.

The accommodation comprises as follows;

Entrance Porch

With part panelled walls.

Entrance Hall (20' 07" x 3' 05") or (6.27m x 1.04m)

With part panelled walls, timber flooring, radiator and stairs to first floor.

Living Room (12' 08" Max x 11' 03") or (3.86m Max x 3.43m)

Plus bay window. With open Victorian fireplace, slate heath and mantel over. Alcove shelving. Radiator.

Kitchen (12' 10" x 9' 09") or (3.91m x 2.97m)

With a range of floor level cupboards. Belfast sink. Quarry tiled floor. Open fireplace and former bread oven. Alcove shelving. Delonghi range with 6 ring gas hob and oven beneath. Plumbing for dishwasher.

Utility (7' 10" x 5' 11") or (2.39m x 1.80m)

With tiled flooring, plumbing for washing machine and Worcester gas fired boiler. Access hatch to roof space. Door to rear.

Separate Toilet (7' 04" x 2' 11") or (2.24m x 0.89m)

With tiled flooring, low level wc, wash hand basin and radiator.

First Floor

Landing (15' 01" x 5' 08") or (4.60m x 1.73m)

With stair to second floor and radiator.

Bedroom 1 (11' 09" x 10' 04") or (3.58m x 3.15m)

With built in wardrobe and radiator.

Bedroom 2 (12' 04" x 9' 05" Max) or (3.76m x 2.87m Max)

With radiator.

Bedroom 3/Office (9' 01" x 6' 10") or (2.77m x 2.08m)

With radiator.

Second Floor.

Landing

With timber flooring, alcove shelving, velux and recess lighting.

Bathroom (10' 03" x 6' 11") or (3.12m x 2.11m)

With reduced headroom. Corner bath, shower cubicle, low level wc and wash hand basin. Exposed beams. Recess lighting.

Attic Room (16' 00" x 8' 08") or (4.88m x 2.64m)

With timber floor, reduced headroom, exposed beams, eaves storage and velux.

Externally.

To the rear of the property is an enclosed lawned garden with elevated decking area to the rear. There is also a garden shed to the rear.

Services

With mains water, electricity, gas and drainage.

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.

Tenure

Freehold

Council Tax

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