

**Llys Llanfair
Llandovery
Carmarthenshire.**

Price **£295,000**

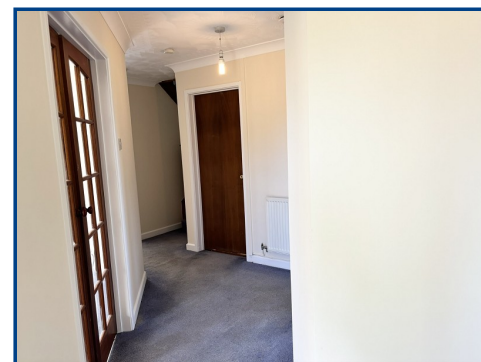
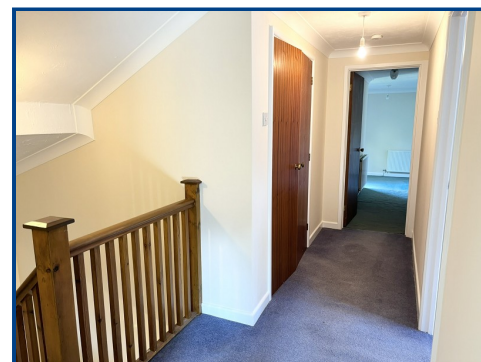


- Detached 3 Bedroom (1 En-Suite) House
- 2 Reception Rooms, Kitchen & Bathroom
- Garage With Off Road Parking
- Front & Rear Gardens
- Sought After Location

General Description

A detached 3 bedroom (1 en-suite) property standing on a small select private development on the edge of the market town of Llandovery and within walking distance of the town centre.

EPC Rating: D56



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.

Llys Llanfair, Llandovery, Carmarthenshire.

Property Description

A detached 3 bedroom (1 en-suite) property standing on a small select private development on the edge of the market town of Llandovery and within walking distance of the town centre.

The accommodation comprises, living room, sitting room, kitchen, bathroom and cloakroom to the ground floor with internal access to garage and 3 bedrooms and 1 en suite to the first floor. To the rear of the property is a lawned garden and patio with lawned garden to the front and off road parking.

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 Hall

With staircase to first floor. Radiator.

Living Room (23' 11" x 11' 10") or (7.29m x 3.61m)

With gas fire in surround with mantel over. Dual aspect windows.

Kitchen (10' 01" x 9' 02") or (3.07m x 2.79m)

With floor and eye level drawers and cupboards, stainless steel sink and drainer. Tricity Bendix oven, Amica 4 ring electric hob with extractor over, plumbing for dishwasher, part tiled walls. Radiator. Door to rear.

Bathroom (8' 0" x 7' 08") or (2.44m x 2.34m)

With panelled bath, low level wc and pedestal wash hand basin. Part tiled walls. Dual aspect windows. Radiator.

Sitting Room (12' 07" x 11' 08" Max) or (3.84m x 3.56m Max)

With understairs cupboard. Dual aspect windows. Radiator. Door to rear.

Cloakroom (5' 04" x 6' 07") or (1.63m x 2.01m)

Integral Garage (9' 04" x 16' 01") or (2.84m x 4.90m)

With up and over door. Concrete floor. Electricity.

First Floor

Landing

Airing cupboard with shelving, radiator and gas boiler.

Bedroom 1 (12' 04" x 9' 08") or (3.76m x 2.95m)

With under eaves storage. Radiator.

Bedroom 2 (14' 04" x 7' 08") or (4.37m x 2.34m)

With radiator.

Bedroom 3 (19' 10" x 12' 04") or (6.05m x 3.76m)

Measurement includes built-in wardrobe and en-suite. With access hatch to roof space. 2 Radiators.

En-suite with shower, low level wc, pedestal wash hand basin and wall heater.

Externally.

To the rear of the property is a lawned garden and patio. Garden shed to side. Garden and off road parking to the front.

Services

With mains water, electricity, gas and drainage.

Broadband & Mobile Signal

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

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.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

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