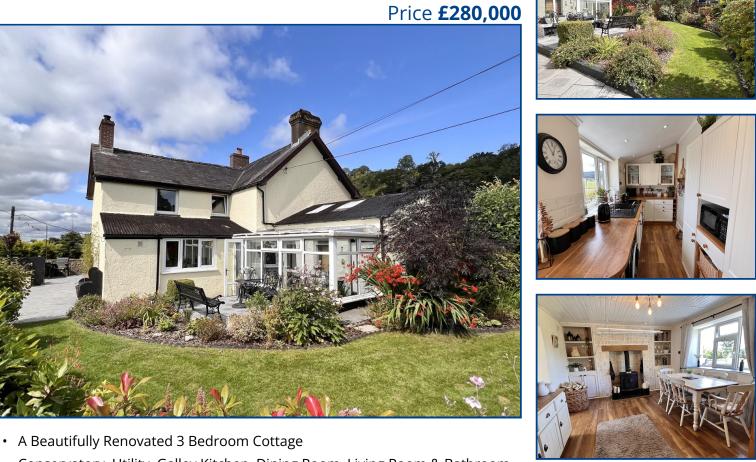








Llandovery Llandovery Carmarthenshire.



- Conservatory, Utility, Galley Kitchen, Dining Room, Living Room & Bathroom
- Immaculate Gardens
- Garage & Car Parking Area For Several Vehicles
- Approximately 1 Mile From Llandovery
- Viewing Is A Must To Appreciate!

Viewing: 01550 720 440

Website: www.ctf-uk.com

Email: Ilandovery@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.

General Description

A beautifully renovated 3 bedroom cottage with immaculately kept garden situated about 1 mile west of Llandovery on the A40 trunk road.

Tel: 01550 720 440







Chartered Surveyor, Valuers, Estate Agents & Auctioneers 14 Offices Across South Wales





EPC Rating: G1

Web: www.ctf-uk.com

Llandovery, Llandovery, Carmarthenshire.

Property Description

A beautifully renovated 3 bedroom cottage with immaculately kept garden situated about 1 mile west of Llandovery on the A40 trunk road.

The cottage comprises; Conservatory, utility with wc, galley kitchen, dining room, living room and on the first floor 3 bedrooms and a bathroom. The property has immaculately maintained gardens and grounds including paved areas together with large car parking area, double garage and workshop/wood store.

The town of Llandovery lies approximately 1 mile away and benefits from comprehensive shopping facilities with a variety of shops, post office, patisserie, butcher, doctors surgery, cottage hospital, public houses/ restaurants, junior school and Llandovery College in the private sector together with swimming pool and supermarket.

The accommodation comprises as follows;

Conservatory (14' 01" x 5' 07") or (4.29m x 1.70m)

With utility off measuring 10' 11 x 8' 11 which includes a separate wc. Also further wood store.

Galley Kitchen (14' 10" x 5' 08") or (4.52m x 1.73m)

With a range of floor and eye level fitted kitchen drawers and cupboards. Baumatic electric oven and 4 ring hob. Plumbing for washing machine.

Dining Room (15' 03" x 11' 06") or (4.65m x 3.51m)

With multi fuel stove providing domestic hot water and serving radiators on the first floor. This is set in a tiled hearth with built in cupboards to either side. Further built in cupboard.

Living Room (17' 01" Max x 14' 06") or (5.21m Max x 4.42m)

With multi fuel stove. Door to side. Understairs cupboard.

Stairs to first floor.

Landing Off which are;

Bedroom 1 (11' 10" x 6' 04" Max) or (3.61m x 1.93m Max) With exposed beams. Radiator.

Bedroom 2 (14' 09" Max x 10' 10") or (4.50m Max x 3.30m)

With radiator and exposed beams.

Bathroom (8' 08" x 6' 08") or (2.64m x 2.03m)

With jacuzzi bath. Low level wc. Pedestal wash hand basin. Airing cupboard with hot water tank. Heated towel rail.

Bedroom 3 (11' 02" x 7' 01") or (3.40m x 2.16m)

With radiator. Dual aspect windows. Exposed beam.

Outside

Tarmacadam carparking area with ample room for several vehicles, off which is a double garage of block and profile sheet construction measuring approximately 19' x 18'. Paved path leading to timber pergola. Workshop of part block and part corrugated construction. Wood store. The garden features immaculate flower borders and a



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lawned area together with further paved seating area and flower borders.

Council Tax Band - E

Services

Mains electricity and water. Private drainage. Solid fuel central heating to first floor.

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 Е



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