

**Llandovery
Llandovery
Carmarthenshire.**

Price **£280,000**



- A Beautifully Renovated 3 Bedroom Cottage
- 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!



General Description

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

EPC Rating: G1



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.

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;

Llandovery, Llandovery, Carmarthenshire.

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

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

E

