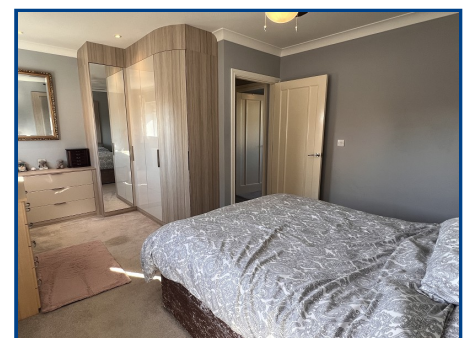


**Gasworks Lane
Llandovery
Carmarthenshire.**

Price **£290,000**



- Modern Detached 2 Bedroom Bungalow
- Very Well Maintained Property
- Kitchen/Diner, Conservatory, Shower Room & Utility
- Easily Maintainable Grounds With 2 Car Parking Spaces
- Within 1/4 Mile Level Walking Distance of Town



General Description

A modern bungalow conveniently situated within 1/4 mile walking distance of the town centre. The accommodation comprises 2 bedrooms, kitchen/diner, conservatory, shower room, separate wc and utility. The property also benefits parking for 2 vehicles.

EPC Rating: B85

Gasworks Lane, Llandovery, Carmarthenshire.

Property Description

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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.

Conservatory (18' 09" x 9' 07") or (5.72m x 2.92m)

With radiator and double doors to

Kitchen/Dining Room (20' 02" x 16' 07" Max) or (6.15m x 5.05m Max)

With range of floor and eye level drawers and cupboards. Microwave/grill combi and electric oven. Dishwasher and fridge. Gas 4 ring hob with extractor fan. Sink with drainer. Good work surfaces, breakfast bar and radiator.

Hallway

With radiator.

Separate Toilet

With low level WC, wash hand basin and ideal gas combi boiler.

Shower Room (8' 10" x 8' 0") or (2.69m x 2.44m)

With fully tiled walls, shower cubicle, low level WC, wash hand basin, extractor fan and radiator.

Utility Room (8' 01" x 5' 07") or (2.46m x 1.70m)

With plumbing for washing machine.

Bedroom 1 (16' 04" Max x 11' 08") or (4.98m Max x 3.56m)

With built in wardrobe and radiator.

Bedroom 2 (14' 04" x 8' 01") or (4.37m x 2.46m)

With radiator.

Externally.

To the side is a passage leading to a rear garden area. There is also a garden shed and off road parking for two vehicles.

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

Band D.

Broadband and Mobile phone

Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.



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.