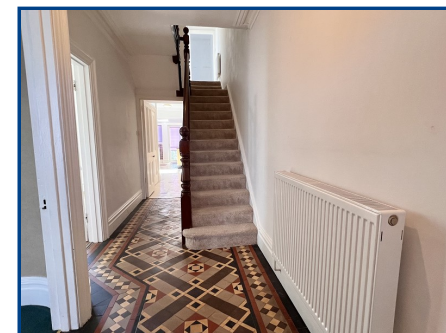




**New Road
Llandovery
Carmarthenshire.**

Price **£249,000**

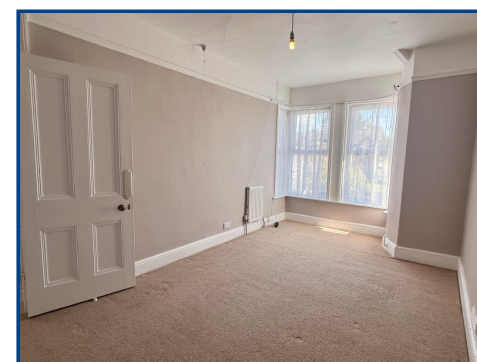
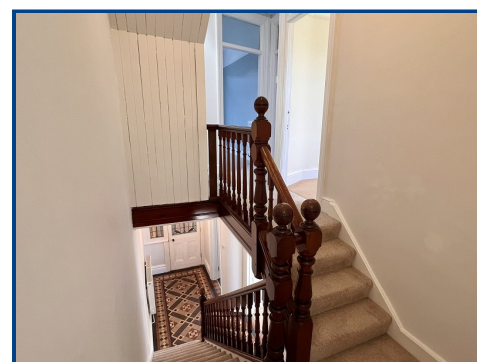
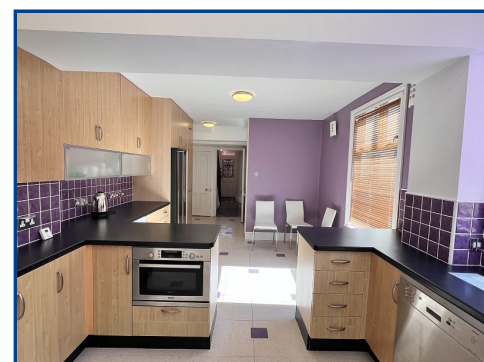


- Substantial Town Property
- 4 Bedrooms & Attic Room
- 2 Reception Rooms, Kitchen/Diner, Bathroom & Separate WC
- Rear Garden & Detached Garage
- Convenient Town Location

General Description

An end of terraced 4 bedroom family home conveniently situated in the market town of Llandovery. The deceptively spacious property comprises; living room, sitting room, kitchen/diner, utility and downstairs toilet to the ground floor with 4 bedrooms and bathroom to the first floor leading to a spacious attic room on the second floor.

EPC Rating: D57



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.

New Road, Llandovery, Carmarthenshire.

Property Description

An end of terraced 4 bedroom family home conveniently situated in the market town of Llandovery. The deceptively spacious property comprises; living room, sitting room, kitchen/diner, utility and downstairs toilet to the ground floor with 4 bedrooms and bathroom to the first floor leading to a spacious attic room on the second floor. To the rear of the property is a garden mostly laid to lawn with detached garage separated by access track to the rear of New Road.

The property lies opposite the renowned Llandovery College with Llandovery offering comprehensive shopping facilities including public houses/restaurants, cafes, post office, patisserie, cottage hospital, doctors surgery, junior school, swimming pool and supermarket just on the outskirts of town.

Porch

With tiled floor.

Entrance Hall

With stairs to first floor. Edwardian tiled floor. Understairs cupboard. Radiator.

Living Room (14' 0" Max x 12' 07") or (4.27m Max x 3.84m)

Measurement into bay window. Electric fire in tiled surround. Two radiators.

Sitting Room (13' 06" x 12' 02" Max) or (4.11m x 3.71m Max)

With dual aspect windows. Radiator.

Kitchen/Diner (27' 04" x 11' 01") or (8.33m x 3.38m)

Measurement includes downstairs wc. Floor and eye level drawers and cupboards. Britannia range and 5 ring gas hob and extractor over. Stainless steel sink and drainer. Bosch built in microwave. Plumbing for dishwasher. Velux window. Understairs cupboard. Radiator. Door to rear.

W.C.

With low level wc. Wash hand basin. Part tiled walls. Radiator.

Utility (6' 11" x 4' 00") or (2.11m x 1.22m)

With Worcester boiler. Tiled floor. Radiator.

First Floor

Split Level Landing

With stairs to second floor. Radiator.

Bedroom 1 (11' 01" x 9' 0" Max) or (3.38m x 2.74m Max)

With radiator.

Bathroom (7' 10" x 6' 10") or (2.39m x 2.08m)

With P Shaped bath and shower over. Wash hand basin with cupboards under. Heated towel rail. Velux window. Part tiled walls.

Bedroom 2 (11' 08" x 10' 08") or (3.56m x 3.25m)

With radiator.

Bedroom 3 (16' 10" Max x 9' 06") or (5.13m Max x 2.90m)

With two radiators.

Bedroom 4 (10' 04" x 8' 0") or (3.15m x 2.44m)

With access hatch to roof space. Radiator.

Second Floor.

Attic Room (18' 00" x 12' 05") or (5.49m x 3.78m)

With restricted head room. Under eaves storage. 2 velux windows.

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.

Broadband and Mobile phone

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

Tenure

Freehold

Council Tax

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