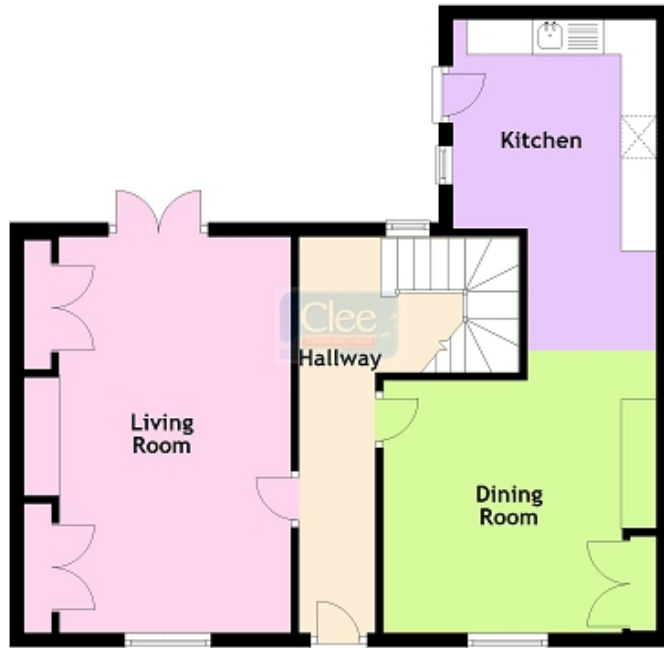


Ground Floor



First Floor



**Castle Street
Llandovery
Carmarthenshire.**

Price **£210,000**



- 4 Bedroom Grade II Listed Town House
- 2 Reception Rooms, Kitchen & Bathroom
- Rear Enclosed Courtyard & Storage Shed
- Situated In A Convenient Town Location
- Council Tax Band D

General Description

Castle Street is described in Alfred Arber-Cooke's "Pages from the History of Llandovery" as the most pleasant byway in the town. The street is one of the most sought after locations in the town of Llandovery because it benefits from a quiet situation with no passing traffic, however remains within 100 metres of the facilities of the town.

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.

Castle Street, Llandovery, Carmarthenshire.

Property Description

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The market town of Llandovery offers comprehensive shopping facilities including public houses/restaurants, cafes, post office, patisserie, cottage hospital, doctors surgery, swimming pool and supermarket just on the outskirts of town with junior school and Llandovery College in the private sector.

Entrance Hall

With slate flagstone flooring. Understairs cupboard. Staircase to first floor. Door to rear. Radiator.

Living Room (17' 02" x 12' 03") or (5.23m x 3.73m)

With former fire place and tiled hearth. Alcove cupboards on both sides. Beamed ceiling. Timber floor. Radiator. Double doors to rear courtyard.

Dining Room (12' 08" x 11' 07") or (3.86m x 3.53m)

With log burner in surround and storage cupboard to side. Slate flagstone flooring. Radiator. Leading to

Kitchen (9' 09" x 9' 03") or (2.97m x 2.82m)

With a range of floor and eye level drawers and cupboards. Stainless steel sink and drainer. Quarry tiled floor. Plumbing for washing machine. Radiator and recess lighting. Door to rear courtyard.

First Floor

Landing

With access hatch to roof space.

Castle Street, Llandovery, Carmarthenshire.

Bedroom 1 (11' 04" x 9' 05") or (3.45m x 2.87m)

With wash hand basin. Storage cupboard. Radiator. Access hatch to roof space.

Through Room (6' 05" x 6' 05") or (1.96m x 1.96m)

Bedroom 2 (11' 07" x 10' 07") or (3.53m x 3.23m)

With radiator.

Bathroom (12' 06" x 4' 07") or (3.81m x 1.40m)

With low level wc, wash hand basin, shower cubicle. Radiator.

Bedroom 3 (13' 02" x 11' 10") or (4.01m x 3.61m)

With radiator.

Bedroom 4 (8' 10" x 8' 01") or (2.69m x 2.46m)

With radiator.

Externally.

To the rear of the property is an enclosed courtyard. To the side of the house is a corrugated storage shed.

Services

With mains electricity, water, gas and drainage.

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Broadband and Mobile phone

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

Viewing

Strictly by appointment please through the 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.

