

**Garden Lane
Llandovery
Carmarthenshire.**

Price **£108,000**



- 2 Bedroom Mid Terraced Town House
- 2 Reception Rooms, Kitchen & Bathroom
- Gas Central Heating
- Small Courtyard To Rear
- Level Walking Distance From Town Centre



General Description

A 2 bedroom mid terraced property situated within the market town of Llandovery and conveniently located within level walking distance of the town centre. The property comprises 2 reception rooms, kitchen and bathroom and benefits from a small enclosed courtyard to the rear.

EPC Rating: E44

Garden Lane, Llandovery, Carmarthenshire.

Property Description

A 2 bedroom mid terraced property situated within the market town of Llandovery and conveniently located within level walking distance of the town centre. The property comprises 2 reception rooms, kitchen and bathroom and benefits from a small enclosed courtyard to the rear.

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.

Living Room (14' 06" x 11' 05") or (4.42m x 3.48m)

With gas fire and radiator.

Dining Room (17' 09" x 8' 08") or (5.41m x 2.64m)

Including stairwell. Radiator and understairs cupboard. Door to rear courtyard.

Utility Room (9' 03" x 3' 08") or (2.82m x 1.12m)

With low level wc, wash hand basin, plumbing for washing machine.

Kitchen (10' 03" x 7' 06") or (3.12m x 2.29m)

With a range of floor and eye level drawers and cupboard. Stainless steel sink and drainer. Gas oven. Combi gas boiler.

First Floor

Landing

With radiator. Storage cupboard with shelving. Access hatch to roof space. Roof light.

Bedroom 1 (14' 09" x 11' 06") or (4.50m x 3.51m)

With radiator. Storage cupboard. Access hatch to roof.

Bathroom (8' 09" x 4' 07") or (2.67m x 1.40m)

With low level wc, pedestal wash hand basin, panelled bath. Radiator. Part tiled walls.

Bedroom 2 (10' 09" x 7' 08") or (3.28m x 2.34m)

With radiator.

External

To the rear is a small totally enclosed yard area.

Services

With mains water, electricity, gas and drainage.

Broadband and Mobile phone

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

Council Tax

Band B

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

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.