

Ground Floor



First Floor



**Orchard Street
Llandovery
Carmarthenshire.**

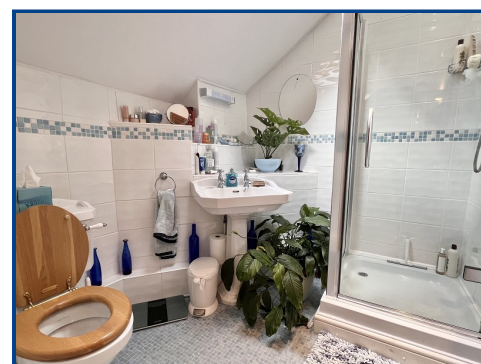
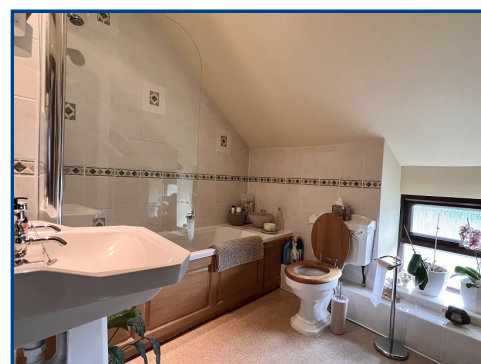
Price **£195,000**



- Mid Terraced 3 Bedroom Grade II Listed Property
- 3 Reception Rooms, Kitchen, Shower Room & Bathroom
- Rear Enclosed Garden
- On Road Parking To Front
- Convenient Town Location

General Description

16 Orchard Street is a double fronted mid terraced 3 bedroom property conveniently situated in the market town of Llandovery. The Grade II Listed property which is full of character and offers a spacious living accommodation comprises; living room, dining room, kitchen and sitting room to the ground floor with 3 bedrooms, shower room and bathroom to the first floor.



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.

Orchard Street, Llandovery, Carmarthenshire.

Property Description

16 Orchard Street is a double fronted mid terraced 3 bedroom property conveniently situated in the market town of Llandovery. The Grade II Listed property which is full of character and offers a spacious living accommodation comprises; living room, dining room, kitchen and sitting room to the ground floor with 3 bedrooms, shower room and bathroom to the first floor. To the rear of the property is a fully enclosed garden mostly laid to lawn.

The market town of Llandovery offers good shopping facilities with variety of shops, post office, patisserie, butcher, library, 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.

The accommodation comprises as follows;

Entrance Porch

With Victorian tiled floor and part tiled walls.

Entrance Hall

With door to rear garden. Staircase to first floor.

Living Room (13' 11" x 11' 11") or (4.24m x 3.63m)

With log burner in tiled surround, mantel over and slate hearth. Shuttered windows. Timber flooring. Radiator.

Dining Room (14' 02" x 11' 11") or (4.32m x 3.63m)

With open fireplace in Victorian tiled surround with mantel over and slate hearth. Shuttered windows. Radiator. Quarry tiled floor.

Sitting Room (15' 06" x 6' 11" Max) or (4.72m x 2.11m Max)

With radiator.

Kitchen (18' 10" Max x 9' 01") or (5.74m Max x 2.77m)

Including former inglenook with former log burner (not in use). A range of floor and eye level drawers and cupboards. Stainless steel sink and drainer. 4 ring gas hob. Eye level double oven. Plumbing for washing machine and dishwasher. Radiator. Part tiled walls. Access hatch to roof space. Recess lighting and door to rear garden.

First Floor

Landing

A spacious landing with beamed ceiling, radiator and velux window. Currently being used as a home office.

Orchard Street, Llandovery, Carmarthenshire.

Shower Room (7' 04" x 7' 0") or (2.24m x 2.13m)

With corner shower cubicle. Pedestal wash hand basin with light and shaver point. Low level wc. Velux window. Part tiled walls. Extractor fan.

Bedroom 1 (12' 0" x 12' 0") or (3.66m x 3.66m)

With Victorian fireplace in tiled surround and mantel over. Beamed ceiling. Alcove storage cupboard. Timber flooring. Radiator.

Bedroom 2 (12' 0" x 7' 06") or (3.66m x 2.29m)

With access hatch to roof space. Radiator.

Bedroom 3 (13' 03" x 12' 0") or (4.04m x 3.66m)

With beamed ceiling and timber flooring. Open fire. Radiator.

Bathroom (9' 07" x 6' 11") or (2.92m x 2.11m)

With panelled bath and shower over. Low level wc. Pedestal wash hand basin with light and shaver point over. Beamed ceiling.

EXTERNALLY

To the rear of the property is an enclosed garden mostly laid to lawn with gravelled

area. Storage shed with Vaillant gas boiler. Summer house. Outside tap.

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.

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.

Tenure

Freehold

Council Tax

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