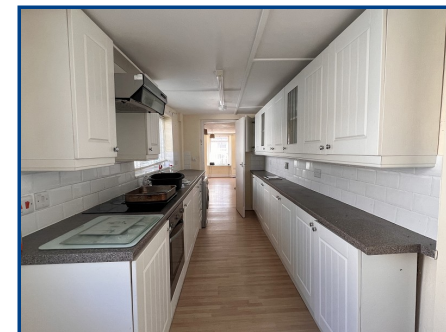




Queen Street
Llandovery
Carmarthenshire.

Price **£119,950**



- Mid Terraced Town Cottage
- 2 Main Bedrooms & Through Bedroom
- Living Room, Kitchen/Diner & Bathroom
- Long Rear Garden
- Gas Central Heating
- Convenient Town Location

General Description

A terraced town cottage comprising 2 bedrooms and through bedroom, living room, kitchen/diner and bathroom situated within level walking distance of the town centre. The property benefits from a shared courtyard leading to long rear garden.

EPC Rating: E52

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.

Property Description

A terraced town cottage comprising 2 bedrooms and through bedroom, living room, kitchen/diner and bathroom situated within level walking distance of the town centre. The property benefits from a shared courtyard leading to long rear garden.

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 Vestibule

Entrance Hall

Stairs to first floor. Smoke alarm.

Living Room (19' 10" x 8' 11") or (6.05m x 2.72m)

Having electric fire with mantel over. Radiator. Laminate flooring. 2 Built-in storage cupboards. Under stairs storage cupboard.

Kitchen/Diner (24' 02" x 6' 0") or (7.37m x 1.83m)

Having a range of fitted kitchen units with work surfaces, stainless steel sink unit, 4 ring electric hob with cooker hood over and electric oven below, part tiled walls. Indesit washing machine. Laminate floor, 2 radiators, door to rear yard and garden area.

On The First Floor;

Landing

With gas fired boiler. Radiator, smoke alarm.

Bedroom 1 (12' 01" x 9' 08") or (3.68m x 2.95m)

With radiator.

Bathroom

With panelled bath and shower head. Low level wc, pedestal hand basin, heated towel rail, extractor fan.

Through Bedroom (14' 05" x 6' 08") or (4.39m x 2.03m)

With radiator.

Bedroom 3 (9' 03" x 7' 05") or (2.82m x 2.26m)

With radiator.

Externally.

With shared rear yard area leading to long rear garden.

Services

With mains electricity, water, gas and sewerage. Central heating and domestic hot water by means of gas fired boiler.

Local Authorities

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

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