



Llandovery Carmarthenshire.

Price **£299,000**



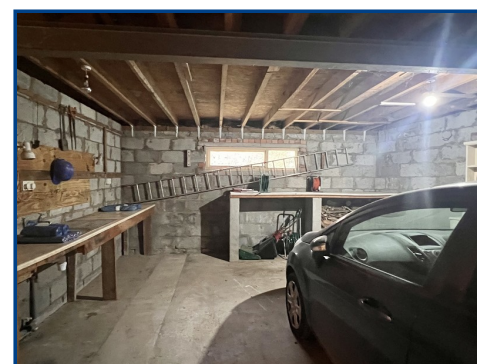
- Detached 4 Bedroom Property
- Living Room, Kitchen/Diner, Wet Room & Separate WC
- Attached Garage & Off Road Parking
- Set In Generous Grounds With Trickling Stream
- Located Just Off The A4069



General Description

A beautiful detached home set in generous gardens and located only 2 miles from the market town of Llandovery and 3 miles from the village of Llangadog.

EPC Rating: F28



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.

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Llandovery, Carmarthenshire.

Property Description

A beautiful detached home set in generous gardens and located only 2 miles from the market town of Llandovery and 3 miles from the village of Llangadog.

This spacious family home which is in need of updating comprises; living room, kitchen/diner, separate toilet and 1 bedroom to the ground floor with stairs and a lift leading to the first floor with 3 bedrooms and wet room. To the side of the property is a large garage leading to off road parking. To the rear of the property there is sweeping lawned gardens with a trickling stream and a range of trees, bushes and shrubs.

The market town of Llandovery offers comprehensive shopping facilities including public houses/restaurants, cafes, post office, ice cream parlour, 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 (17' 09" x 6' 01") or (5.41m x 1.85m)

With stairs to first floor. Lift. Radiator.

Living Room (24' 09" x 13' 07") or (7.54m x 4.14m)

With open fire and slate hearth. 2 radiators. Dual aspect windows. Double doors to rear garden.

Kitchen (21' 0" x 10' 10") or (6.40m x 3.30m)

With floor level drawers and cupboards with open shelving over. De Dietrich oven and 5 ring electric hob over. Stainless steel sink and drainer. Integral fridge & freezer. Part tiled walls. Dual aspect window. Door to porch.

Side Hall (19' 07" x 5' 03") or (5.97m x 1.60m)

With radiator. Door to front.

Separate WC (5' 09" x 4' 08") or (1.75m x 1.42m)

With low level wc. Pedestal wash hand basin. Radiator.

Bedroom 1 (10' 02" x 9' 09") or (3.10m x 2.97m)

With radiator.

Garage (20' 09" x 19' 06") or (6.32m x 5.94m)

Of block construction and concrete floor. Inspection pit. Roll top door. Worktops with stainless steel sink & drainer.

First Floor

Landing

With dual aspect windows. Storage cupboard.

Wet Room (9' 03" x 7' 04") or (2.82m x 2.24m)

With walk in shower. Heated towel rail. Wash hand basin with cupboard under. Low level wc. Dual aspect windows. Tiled floor. Airing cupboard with shelving.

Bedroom 2 (11' 05" x 10' 10") or (3.48m x 3.30m)

With dual aspect windows. Radiator.

Bedroom 3 (11' 05" Max x 11' 05" Max) or (3.48m Max x 3.48m Max)

With radiator. Built in wardrobes.

Bedroom 4 (12' 05" x 11' 08") or (3.78m x 3.56m)

With radiator.

EXTERNALLY

Approached just off the A4069 to off road parking leading to double garage. To the rear of the property are sweeping gardens laid to lawn with a range of trees, bushes and

shrubs. Within the boundary there is a beautiful trickling stream.

Services

With mains water and electricity. Private drainage. Oil fired central heating.

Local Authority

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

Broadband and Mobile phone

Ultrafast 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 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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