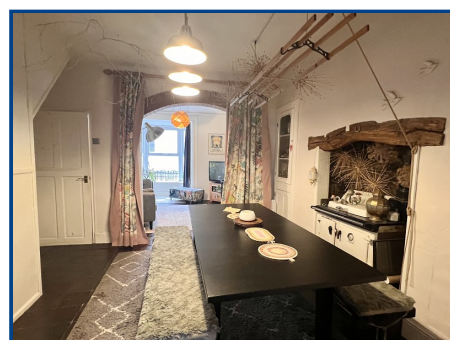


**New Road
Llandovery
Carmarthenshire.**

Price £160,000



- Mid Terrace 2 Bedroom Property
- Living Room, Dining Room, Kitchen & Bathroom
- Attic Room On Second Floor
- Rear Garden With Detached Garage
- Rear Off Road Parking For Small Car
- Ideal First Time Home or Buy To Let



General Description

A 2 bedroom mid terraced house conveniently situated within the market town of Llandovery and will have great appeal for first time buyers or a buy to let. The deceptively spacious accommodation comprises; living room, dining room and kitchen to the ground floor with 2 bedrooms and family bathroom to the first floor leading to spacious attic room.

EPC Rating: D60

New Road, Llandovery, Carmarthenshire.

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The market town of Llandovery has comprehensive shopping facilities including supermarket, swimming pool, doctors surgery, cottage hospital, local authority junior school with Llandovery College in the private sector.

Entrance Hall

With door to dining room.

Dining Room (12' 07" Max x 12' 05") or (3.84m Max x 3.78m)

With solid fuel Rayburn Royal with oak bressumer over. Alcove shelving to each side. Understairs cupboard. Tiled floor. Door to staircase and double doors through to Kitchen.

Living Room (14' 04" x 11' 01") or (4.37m x 3.38m)

Measurement in to bay window. Log burner set in brick surround with tiled hearth and mantel over. Timber flooring.

Kitchen (16' 04" x 11' 05") or (4.98m x 3.48m)

With a range of floor level drawers and cupboards. Stainless steel sink and drainer. Shelving. Zanussi oven with 4 ring gas hob. Plumbing for washing machine. Radiator. Vaillant gas fired boiler. Quarry tiled floor. Part tiled walls. Door to rear.

First Floor

Landing

Stairs to attic.

Bedroom 1 (9' 02" x 7' 10") or (2.79m x 2.39m)

With timber flooring.

Bedroom 2 (12' 07" x 10' 0" Max) or (3.84m x 3.05m Max)

With open fireplace with mantel over and tiled hearth. Timber flooring. Radiator.

Bathroom (10' 07" Max x 9' 11") or (3.23m Max x 3.02m)

With roll top bath with shower over. Wash hand basin and low level wc. Extractor Fan. Part panelled and part tiled walls. Timber flooring. Heated towel rail.

Second Floor.

Attic Room (15' 07" x 9' 04") or (4.75m x 2.84m)

Including stairwell. Recess lighting.

Outside

The rear of the property is mostly laid to lawn with pathway to side. WC. Wood store/shed.

Garage (22' 11" x 10' 11") or (6.99m x 3.33m)

The property benefits from a detached garage of block construction with concrete floor and up and over door. To the rear of the property is off road parking for a small car.

Services

With mains water, electricity, gas and drainage. Gas fired central heating.

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

Council Tax

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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 mis-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.