



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

## New Road Llandovery Carmarthenshire.

Price **£170,000**



- Mid Terraced 3 Bedroom Property
- 2 Reception Rooms, Kitchen & 2 Shower Rooms
- Rear Garden With Useful Garden Sheds
- Off Road Parking To The Rear
- Convenient Town Location
- No Onward Chain

## General Description

A mid terraced 3 bedroom property conveniently situated on the outskirts of the market town of Llandovery. The deceptively spacious property comprises; living room, dining room, kitchen and shower room on the ground floor with 3 bedrooms and shower room on the first floor. To the rear of the property is a garden with useful garden sheds leading to off road parking.

Viewing: **01550 720 440**

Website: **www.ctf-uk.com**

Email: **llandovery@ctf-uk.com**

### Important notice

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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](mailto:surveys@ctf-uk.com).

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### Property Description

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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.

### Entrance Porch

### Entrance Hall

With staircase to first floor. Understairs cupboard. Radiator.

### Living Room (15' 09" x 10' 06" ) or (4.80m x 3.20m)

With electric fire in surround with alcoves to each side. Radiator.

### Dining Room (15' 03" x 11' 05" ) or (4.65m x 3.48m)

With gas fire in surround and mantel over. Alcove shelving to each side.

### Kitchen (13' 10" x 10' 00" ) or (4.22m x 3.05m)

With a range of floor and eye level drawers and cupboards. Stainless steel sink and drainer. 2 sky lights. Radiator. Door to rear garden.

### Shower Room (8' 01" x 6' 0" Max) or (2.46m x 1.83m Max)

With walk in shower, pedestal wash hand basin, low level wc, radiator and extractor fan.

### First Floor

### Landing

Split landing

### Shower Room (9' 06" x 8' 07" ) or (2.90m x 2.62m)

With low level wc, pedestal wash hand basin. Walk in shower cubicle. Small storage cupboard with Ideal Logic combi boiler. Radiator.

### Bedroom 1 (10' 06" x 10' 03" ) or (3.20m x 3.12m)

With radiator.

### Bedroom 2 (10' 06" Max x 10' 04") or (3.20m Max x 3.15m)

With Victorian fireplace and mantel over. Radiator.

### Bedroom 3 (15' 03" Max x 11' 07" Max) or (4.65m Max x 3.53m Max)

Being L shaped. With Victorian fireplace in surround and mantel over. Alcove shelving.

### EXTERNALLY

To the rear of the property is a patio and gravelled area with a number of garden sheds leading to off road parking to the rear.

### Services

With mains water, electricity, drainage and gas.

### 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.

### Council Tax

Band C.

### Tenure

Freehold

