

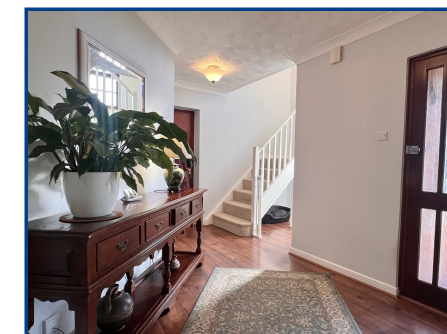


Llys Llanfair Llandovery Carmarthenshire.

Price **£395,000**



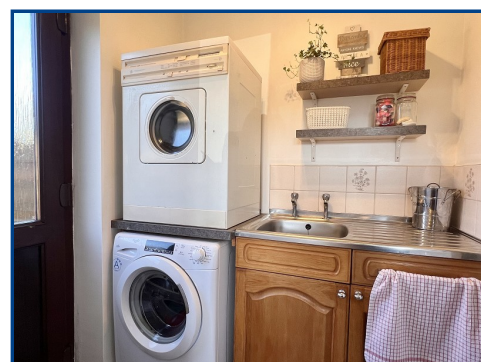
- Detached 4 Bedroom Family Home
- Kitchen, Dining Room, Living Room & Bathroom
- Garage with Off Road Parking
- Front & Rear Gardens
- Level Walking Distance of Town Centre Facilities
- Sought After Location



General Description

A detached 4 bedroom (1 en-suite) property standing on a cul de sac on the edge of the market town of Llandovery and within walking distance of the town centre.

EPC Rating: E40



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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Property Description

A detached 4 bedroom (1 en-suite) property standing on a cul de sac on the edge of the market town of Llandovery and within walking distance of the town centre.

The accommodation comprises, living room, dining room, kitchen, utility, toilet and conservatory to the ground floor with internal access to the garage and 4 bedrooms (1 en-suite) and bathroom to the first floor. To the rear of the property is a lawned garden and patio area with a lawned area to the front and off road parking.

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.

Entrance Porch (6' 09" x 5' 09") or (2.06m x 1.75m)

With brick tiled floor.

Entrance Hall (13' 02" Max x 8' 11") or (4.01m Max x 2.72m)

With night storage heater. Staircase to first floor. Door to garage.

Downstairs Toilet

With low level wc and wash hand basin.

Kitchen (12' 01" x 7' 01") or (3.68m x 2.16m)

With a range of floor and eye level drawers and cupboards. Stainless steel sink and drainer. Creda 4 ring electric hob and double oven. Integral fridge. Part tiled walls.

Utility Room (5' 06" x 5' 02") or (1.68m x 1.57m)

With stainless steel sink and drainer. Plumbing for a washing machine. Door to side.

Dining Room (18' 02" x 10' 0") or (5.54m x 3.05m)

With double doors to living room. Night storage heater.

Living Room (19' 08" Max x 15' 03" Max) or (5.99m Max x 4.65m Max)

With log burner in surround. Electric radiator. Door to Conservatory.

First Floor

Landing

Bathroom (8' 08" x 5' 10") or (2.64m x 1.78m)

With low level wc. Vanity unit with wash hand basin and drawers. Bath and shower attachments. Part tiled walls. Recess lighting. Extractor fan on motion sensor.

Airing cupboard

Bedroom 1 (13' 09" x 11' 09") or (4.19m x 3.58m)

With built-in wardrobes. Night storage heater.

En Suite (5' 08" x 5' 06") or (1.73m x 1.68m)

With shower cubicle, low level wc and pedestal wash hand basin. Towel rail. Fully tiled walls. Recess extractor fan.

Bedroom 2 (11' 09" x 10' 0") or (3.58m x 3.05m)

With built-in wardrobes. Electric panel heater.

Bedroom 3/Office (10' 05" x 8' 07") or (3.18m x 2.62m)

With electric radiator.

Bedroom 4/Office (8' 11" x 7' 04") or (2.72m x 2.24m)

With built-in cupboard. Electric panel heater.

Conservatory (12' 08" x 8' 00") or (3.86m x 2.44m)

With tiled floor. Door to outside.

Integral Garage (16' 10" x 9' 07") or (5.13m x 2.92m)

With up and over door. Concrete floor. Door to rear.

External

To the front of the property is a lawned area and off road parking. To the rear of the property there is a patio area with lawned garden.

Services

With mains water, electricity & drainage.

Broadband and Mobile phone

Standard broadband is available in the vicinity with direct fibre broadband into the property and the mobile phone signal in the area is deemed to be good.

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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