

Ground Floor



First Floor



New Road Llandovery Carmarthenshire.

Price **£320,000**

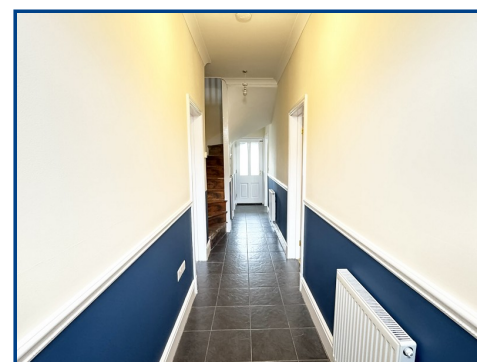


- A Detached 3 Bedroom House
- 2 Living Rooms, Dining Room, Kitchen & Bathroom
- Front & Rear Gardens
- Off Road Parking
- Level Walking Distance From Town Centre

General Description

A well presented detached 3 bedroom family home conveniently situated on the outskirts of the market town of Llandovery and within level walking distance of the town centre.

EPC Rating: D57



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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New Road, Llandovery, Carmarthenshire.

Property Description

A well presented detached 3 bedroom family home conveniently situated on the outskirts of the market town of Llandovery and within level walking distance of the town centre.

The property comprises; 2 living rooms, dining room and kitchen on the ground floor with 3 bedrooms and bathroom on the first floor. To the front of the property is a lawned area with off road parking and side access to further rear parking. To the rear of the property is a large garden with garage, useful garden sheds and patio area.

The market town of Llandovery offers good shopping facilities with variety of shops, post office, patisserie, butcher, library, ice cream parlour, 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 Hall

With tiled floor. 2 radiators. Understairs cupboard. Stairs to first floor. Door to rear.

Living Room (12' 09" x 11' 09"Max Max) or (3.89m x 3.58m Max)

With open fire in surround and slate hearth. Radiator.

Living Room (12' 08" x 11' 10"Max Max) or (3.86m x 3.61m Max)

With open fire in feature tile surround and slate hearth. Radiator.

Dining Room (11' 10" x 11' 09") or (3.61m x 3.58m)

With open fire in surround and slate hearth. Radiator.

Kitchen (12' 08" x 11' 08") or (3.86m x 3.56m)

With a range of floor and eye level cupboards and drawers. Ceramic sink and drainer. New World range cooker with 8 ring gas hob. Cooker hood extractor. Part tiled walls. Radiator.

Landing

With access hatch to roof space. Radiator.

Bedroom 1 (11' 10" x 11' 10") or (3.61m x 3.61m)

With storage cupboard. Radiator.

Bedroom 2 (12' 08" x 11' 0") or (3.86m x 3.35m)

With built in cupboards and shelving. Radiator.

Bedroom 3 (12' 09" x 11' 11") or (3.89m x 3.63m)

With radiator.

Bathroom (11' 08" x 10' 09") or (3.56m x 3.28m)

With airing cupboard housing Vaillant gas boiler. Shower cubicle with Mira shower. Bath. Pedestal wash hand basin. Low level wc. Part tiled walls. Radiator.

EXTERNALLY

To the front of the property is a small lawned area with off road parking leading to further rear parking. To the rear of the property is a large garden with a garage and a range of

useful sheds including utility room with low level wc, Belfast sink and drainer. There is also a greenhouse, play area and poultry run.

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 good.

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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