



## Dingat Close Llandovery Carmarthenshire.

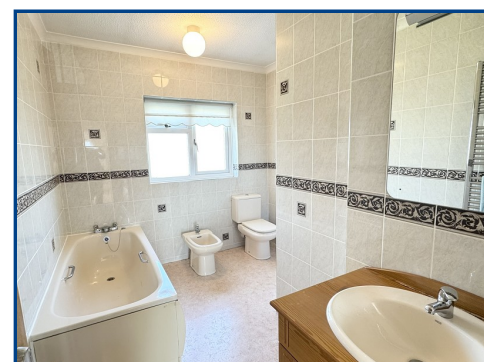
Price **£385,000**



- Detached 4 Bedroom House
- Living Room, Dining Room, Conservatory, Kitchen & Utility
- Integral Garage & Off Road Parking
- Rear Garden
- Quiet Cul-De-Sac Location

## General Description

7 Dingat Close is a spacious 4 bedroom property situated in a cul-de-sac in a popular residential area on the edge of town.



Viewing: **01550 720 440**

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

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

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



## Dingat Close, Llandovery, Carmarthenshire.

### Property Description

7 Dingat Close is a spacious 4 bedroom property situated in a cul-de-sac in a popular residential area on the edge of town. The accommodation comprises living room, dining room, conservatory, kitchen, utility room, 4 bedrooms and bathroom. Attached garage with parking and gardens to front and rear.

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

With stairs to first floor. Stair lift. Understairs cupboard. Radiator.

### Downstairs Toilet (6' 04" x 3' 05") or (1.93m x 1.04m)

With low level wc. Wash hand basin. Part tiled walls. Radiator.

### Living Room (15' 02" x 14' 10" ) or (4.62m x 4.52m)

With radiator. Gas fire in surround with tiled hearth and mantel over.

### Dining Room (11' 0" x 10' 09" ) or (3.35m x 3.28m)

With radiator.

### Conservatory/Sunroom (16' 07" x 11' 01") or (5.05m x 3.38m)

With window blinds and ceiling blinds. Ceiling fan. Patio doors to rear.

### Kitchen (14' 07" x 10' 09") or (4.45m x 3.28m)

With floor and eye level drawers and cupboards. Sink and drainer. Eye level Neff electric oven. Built in Whirlpool microwave. Built in White Knight dishwasher. Part tiled walls. Tiled floor.

### Utility Room (9' 11" x 8' 0") or (3.02m x 2.44m)

With stainless steel sink and drainer. Vaillant gas fired boiler. Part tiled walls. Tiled floor. Plumbing for washing machine. Door to rear.

### Store Room (8' 01" x 4' 09" ) or (2.46m x 1.45m)

With shelving. Radiator.

### First Floor.

### Landing

With airing cupboard. Access hatch to roof space.

### Bedroom 1 (10' 11" x 7' 11" ) or (3.33m x 2.41m)

With radiator.

### Bedroom 2 (11' 06" x 9' 06" ) or (3.51m x 2.90m)

With built in cupboard. Radiator.

### Bedroom 3 (12' 10" x 11' 07" ) or (3.91m x 3.53m)

With radiator.

### Bathroom (10' 10" x 8' 01" ) or (3.30m x 2.46m)

With bath. Shower cubicle. Low level wc. Bidet. Sink in vanity unit. Heated towel rail. Tiled walls.

### Bedroom 4 (11' 05" x 9' 03" ) or (3.48m x 2.82m)

With built in cupboard. Radiator.

### Integral Garage

With up and over door. Electric point. Outside tap.

### EXTERNALLY

The approach to the property is through a gated entrance along a tarmacadam driveway leading to the garage and a parking and turning area. To the rear of the property is a garden and patio area with a garden shed,

pond and a range of trees and shrubs. Outside tap.

### Services

With mains electricity, water, gas and drainage.

### Broadband and Mobile phone

Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be likely.

### Local Authorities

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

E

