



Dingat Close Llandovery Carmarthenshire.

Price **£385,000**

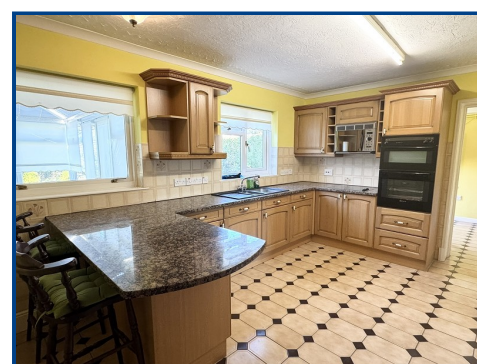
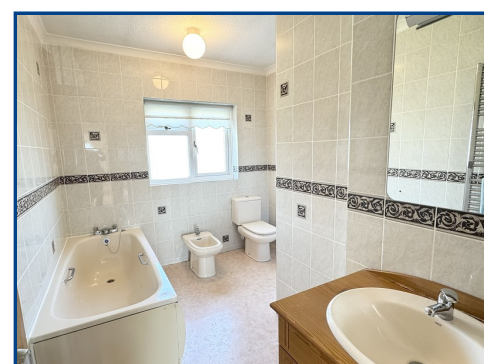


- Detached 4 Bedroom House
- Living Room, Dining Room, Conservatory, Kitchen & Utility
- Integral Garage & Off Road Parking
- Rear Garden
- Quiet Cul-De-Sac Location

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.

EPC Rating: D63



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.

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

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