



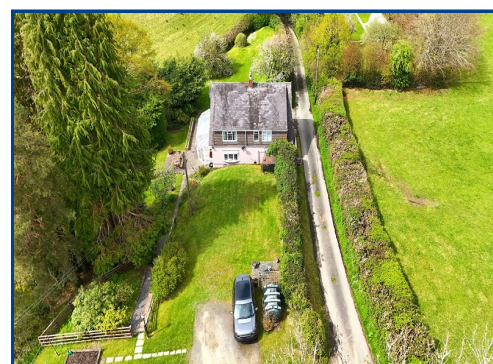
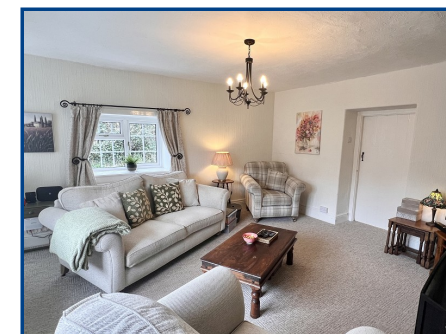
**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

## Llandovery Carmarthenshire.

Price **£425,000**



- Well Maintained Detached 3 Bedroom Family Home
- 2 Reception Rooms, Kitchen, Utility & Conservatory
- Garden Shed, Workshop & Storage Shed with Electricity
- Front & Rear Lawned Gardens Sitting In Approximately Half An Acre
- Off Road Parking For Several Vehicles
- Located Approximately 1 Mile From Central Llandovery



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).

## General Description

A beautiful detached 3 bedroom property conveniently situated just under 1 mile from the market town of Llandovery just off the A40 in an area almost entirely agricultural or forestry based. The area around is particularly well endowed with wildlife and is ideal for bird watching, hill walking, fishing and other country pursuits in the area.

**EPC Rating: F33**

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## Property Description

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This delightful family home has been well maintained by the current owners for over 20 years and comprises living room, dining room, kitchen, conservatory, utility and separate toilet to the ground floor with 3 bedrooms, bathroom and separate wc to the first floor. Externally there is a garden shed, workshop and storage shed, all with electricity with lawned gardens to the front and rear.

The market town of Llandovery benefits from comprehensive shopping facilities with a variety of shops, post office, patisserie, butcher, ice-cream shop, library, doctors surgery, cottage hospital, public houses/ restaurants, junior school and Llandovery College in the private sector together with a swimming pool and a supermarket on the outskirts of the town.

The accommodation comprises as follows:

### Entrance Hall

With radiator.

### Utility Room (6' 0" x 4' 07") or (1.83m x 1.40m)

With plumbing for washing machine. Worktop with sink. Tiled floor. Recess lighting. Radiator.

### W.C.

With low level wc. Radiator.

### Storage Room

With Boulter oil fired boiler and shelving.

### Kitchen (15' 03" x 8' 11") or (4.65m x 2.72m)

With a range of floor and eye level drawers and cupboards. Ceramic sink & drainer. Hotpoint oven, 4 ring electric hob with extractor fan over. Integral dishwasher, fridge & freezer. Part tiled walls. Tiled floor. Recess lighting.

### Dining Room (14' 05" x 14' 02" Max) or (4.39m x 4.32m Max)

With staircase to first floor. Feature stone fireplace with oak bressumer over. Beamed ceiling. Radiator.

### Living Room (14' 06" x 14' 05") or (4.42m x 4.39m)

With open fireplace with tiled hearth. Dual aspect windows. 2 radiators. Door to front elevation.

### Conservatory (25' 10" x 7' 05") or (7.87m x 2.26m)

With tiled floor. Double doors to the front and single door to the side.

### First Floor

## Landing

With radiator.

### Bedroom 1 (14' 02" Max x 11' 10") or (4.32m Max x 3.61m)

With radiator and access hatch to roof space.

### Bedroom 2 (15' 03" x 10' 05" ) or (4.65m x 3.18m)

With radiator. Dual aspect windows.

### Bedroom 3 (15' 01" x 13' 05") or (4.60m x 4.09m)

With over bed storage cupboards. Dual aspect windows. Access hatch to roof space. Radiator.

### Separate WC (5' 0" x 3' 10" ) or (1.52m x 1.17m)

With low level wc. Tiled walls.

### Bathroom (10' 02" x 8' 11" ) or (3.10m x 2.72m)

With panelled bath. Shower cubicle with heat store shower. Heated towel rail. Tiled walls. Radiator. Dual aspect windows. Airing cupboard.

## EXTERNALLY

To the front and rear of the property are well maintained lawned gardens with stream border to one side and sitting in approximately half an acre. The property benefits from a range of useful garden sheds and workshops as follows;

## Garden Shed

With electric & sockets.

### Workshop (19' 06" x 9' 08" ) or (5.94m x 2.95m)

With electric & sockets. Worktop.

### Shed (17' 10" x 12' 00" ) or (5.44m x 3.66m)

With electric & sockets. Concrete floor.

## Services

With mains water & electricity. Private drainage with septic tank. Oil central heating.

## Broadband and Mobile phone

Fibre broadband is available at the property and the mobile phone signal in the area is deemed to be good.

## 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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