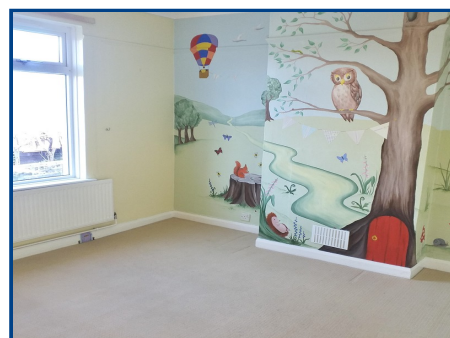


**Dan Y Crug  
Llandovery  
Carmarthenshire.**

**Price £127,000**



- A Mid Terrace 3 Bedroom Town House
- Kitchen, Living Room and Bathroom
- Rear Gardens Backing Onto Open Countryside
- Gas Fired Central Heating
- Within Walking Distance of Town Centre Amenities
- Off Road Parking To Front
- No Onward Chain
- Perfect First Time Home Or Buy To Let



**General Description**

A mid terraced 3 bedroom property located just on the edge of Llandovery town with accommodation comprising: living room, kitchen, and bathroom. Externally there is a level rear garden with views backing onto open fields along with shared pedestrian access from the front to rear.

**EPC Rating: D60**

## Dan Y Crug, Llandovery, Carmarthenshire.

### Property Description

A mid terraced 3 bedroom property located just on the edge of Llandovery town with accommodation comprising: living room, kitchen, and bathroom. Externally there is a level rear garden with views backing onto open fields along with shared pedestrian access from the front to rear.

Dan Y Crug is within a level easy walk of the local supermarket and the market town of Llandovery which offers comprehensive shopping facilities including post office, chemist, patisserie, butchers, doctors surgery and cottage hospital. Also within the town are a local authority junior school with Llandovery College in the private sector.

### Entrance Hall

Staircase to first floor. Radiator.

### Living Room (12' 08" Max x 11' 03") or (3.86m Max x 3.43m)

With gas fire in surround. Under stairs cupboard. Alcove shelving. Radiator.

### Kitchen (12' 07" x 10' 06") or (3.84m x 3.20m)

With floor and eye level drawers and cupboards. Composit sink and drainer. Four ring electric hob with oven under and extractor over. Part tiled walls. Tiled floor. Plumbing for washing machine. Radiator. Pantry cupboard. Door to rear.

### First Floor

#### Landing

With radiator and access hatch to roof space.

#### Bedroom 1

12' 09 increasing to 16' 0 x 12' 01. With radiator.

#### Bedroom 2 (9' 10" x 9' 04") or (3.00m x 2.84m)

With radiator.

#### Bedroom 3 (6' 08" x 6' 01") or (2.03m x 1.85m)

With radiator.

#### Bathroom (10' 11" x 4' 06") or (3.33m x 1.37m)

With shelved cupboard and hot water tank. Radiator. Pedestal wash hand basin. Low level wc. Panelled bath with Triton Seville shower. Part tiled walls.

### Externally.

To the front of the property there is a small lawned area. To the side there is a shared pedestrian access which provides a walkway from the front of the property to the rear garden. To the rear of the property is mostly laid to lawn with a range of bushes and shrubs. Garden shed and children's play house. Outside toilet. Off road parking to the front of the property.

### Services

With mains electricity, water, gas and drainage. Central heating by means of gas fired back boiler.

### 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.



### 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).