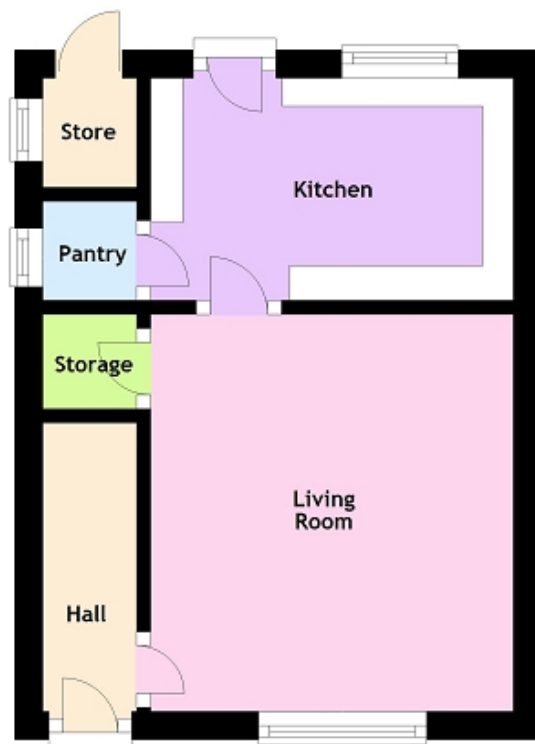


Ground Floor



First Floor

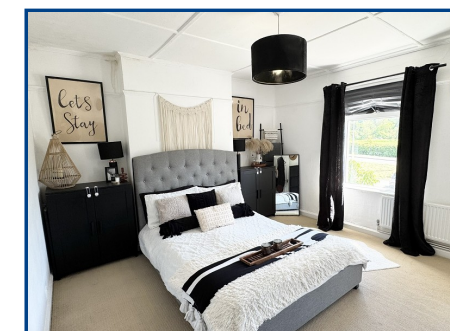
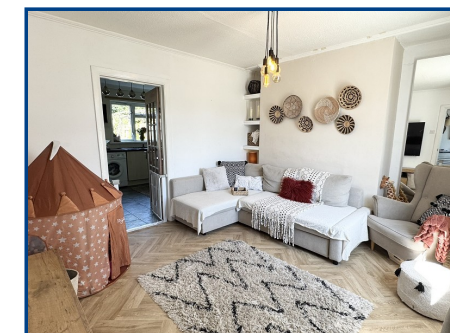


**Dan Y Crug
Llandovery
Carmarthenshire.**

Price **£170,000**



- A Mid Terrace 3 Bedroom Town House
- Kitchen, Living Room and Bathroom
- Rear Gardens Backing Onto Open Countryside
- Within Walking Distance of Town Centre Amenities



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: D65

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.

Tel: **01550 720 440**

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

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

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.

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

The accommodation comprises;

Entrance Hall

Staircase to first floor. Radiator.

Living Room (12' 08" Max x 11' 0") or (3.86m Max x 3.35m)

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. Storage cupboard. Door to rear.

First Floor

Landing

With access hatch to roof space. Radiator.

Bathroom (11' 0" x 4' 06") or (3.35m x 1.37m)

Storage cupboard housing Vaillant gas boiler. Pedestal wash hand basin with storage cupboard below. Low level wc. Panelled bath

with Triton Seville electric shower. Part tiled walls. Radiator.

Bedroom 1 (6' 08" x 6' 01") or (2.03m x 1.85m)

With radiator.

Bedroom 2 (9' 10" x 9' 05" Max) or (3.00m x 2.87m Max)

With radiator.

Bedroom 3

11' 10 increasing to 15' 11 x 12' 01. With radiator.

EXTERNALLY

To the front of the property there is a gravelled area. To the side, there is a shared pedestrian access which provides a walkway from the front of the property to the rear garden. The rear of the property is mostly laid to lawn with a patio area and garden shed.

Services

With mains electricity, water, gas and drainage.

Broadband and Mobile phone

Ultrafast broadband is available in the vicinity 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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