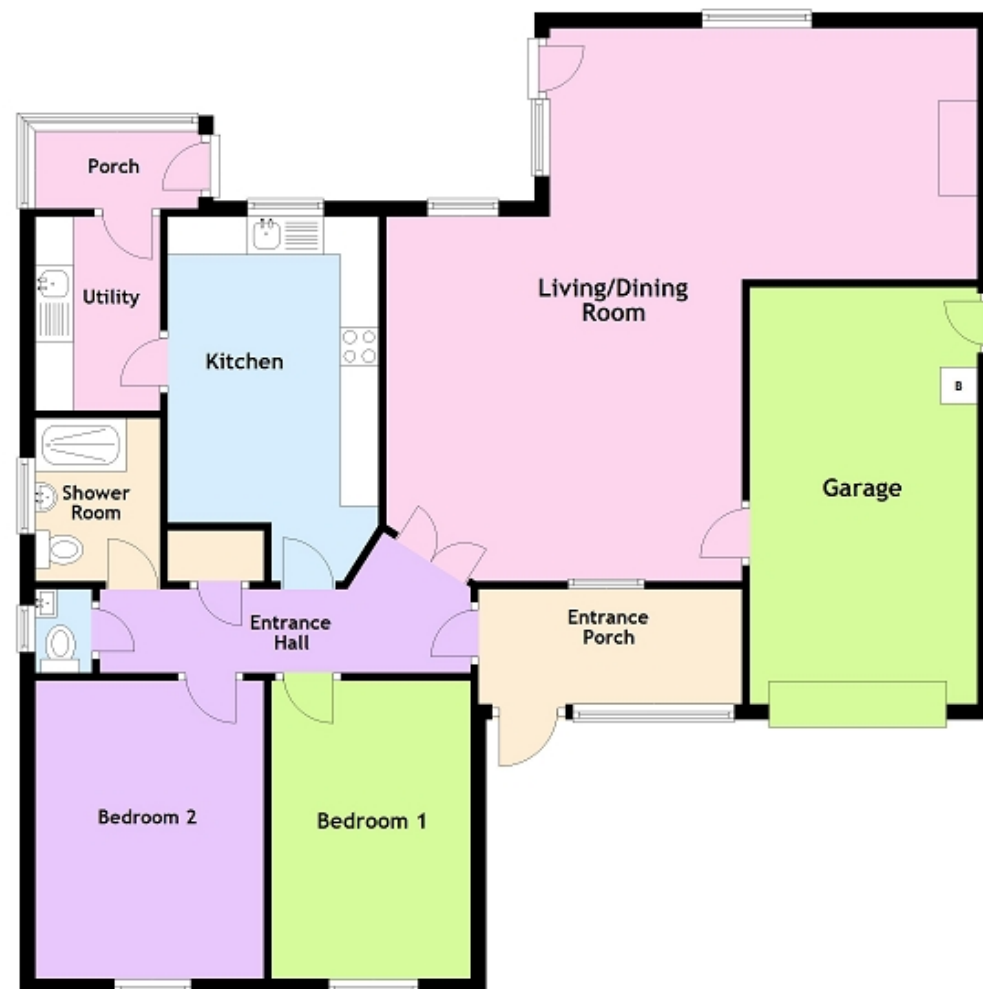
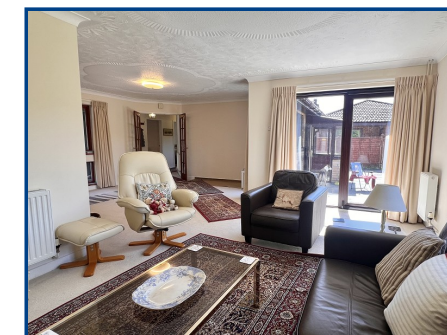


Ground Floor



## Llys Llanfair Llandovery Carmarthenshire.

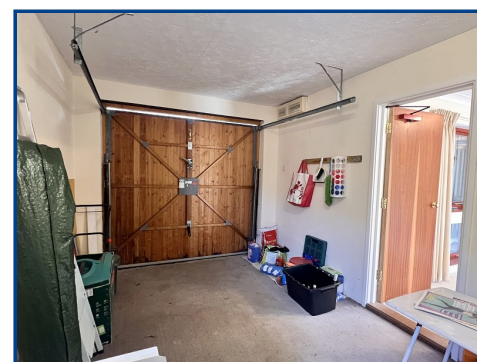
Price **£275,000**



- Detached 2 Bedroom Bungalow
- Kitchen, Living Room, Utility, Shower Room, Separate WC
- Oil Central Heating
- Garage With Off Road Parking
- Level Walking Distance of Town Centre Facilities
- Sought After Location

## General Description

A detached well maintained 2 bedroom bungalow standing on a cul de sac on the edge of the market town of Llandovery and within walking distance of the town centre.



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).



## Llys Llanfair, Llandovery, Carmarthenshire.

### Property Description

A detached well maintained 2 bedroom bungalow standing on a cul de sac on the edge of the market town of Llandovery and within walking distance of the town centre.

The accommodation comprises 2 bedrooms, living room, kitchen, utility, shower room and separate wc. To the rear of the property is a lawned garden and patio area with gravelled area to the front and off road parking. The property benefits from oil central heating and double glazing. Externally there is a garage with off-road parking.

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.

### Entrance Porch (11' 04" x 5' 02") or (3.45m x 1.57m)

With tiled floor.

### Entrance Hall (15' 06" x 0' 0") or (4.72m x 0.00m)

With radiator. Airing cupboard with hot water tank.

### Living Room (22' 03" Max x 18' 04") or (6.78m Max x 5.59m)

Of irregular shape. With patio doors to rear garden. Dual aspect windows. Electric fire in tiled surround. 3 radiators.

### Kitchen (13' 07" Max x 9' 02") or (4.14m Max x 2.79m)

With stainless steel sink and drainer. Floor and eye level drawers and cupboards, part tiled walls. Radiator. Access hatch to roof space.

### Utility Room (6' 09" x 5' 10") or (2.06m x 1.78m)

With stainless steel sink and drainer. Floor and eye level cupboards. Plumbing for washing machine. Part tiled walls. Radiator. Door to rear porch.

### Bedroom 1 (13' 0" x 8' 06") or (3.96m x 2.59m)

With radiator.

### Bedroom 2 (13' 01" x 9' 09") or (3.99m x 2.97m)

With radiator.

### Shower Room (6' 08" x 5' 09") or (2.03m x 1.75m)

With low level wc, pedestal wash hand basin, walk in shower, part tiled walls, heated towel rail, extractor fan. Recess lighting.

### Separate WC (3' 07" x 2' 08") or (1.09m x 0.81m)

With low level wc, wash hand basin, heated towel rail.

### Garage (16' 06" x 9' 02") or (5.03m x 2.79m)

With up and over door. Concrete floor. Door to side. Grant oil fired boiler.

### EXTERNALLY

To the front the approach from the roadway is over tarmacadam driveway with low maintenance gravelled front garden having variety of rockery plants, heathers and ornamental shrubs. Pedestrian access to both sides and leading to rear garden laid partly to lawn and partly to patio area and backing on to school playing field with fine views to the hills beyond. Oil tank.

### Services

Mains water (metered supply), mains electricity and drainage. Central heating by means of oil fired wall mounted boiler. Hot water by off peak electricity.

### Broadband and Mobile phone

Ultrafast 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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