



## Maesglas Llandovery Carmarthenshire.

Price **£225,000**

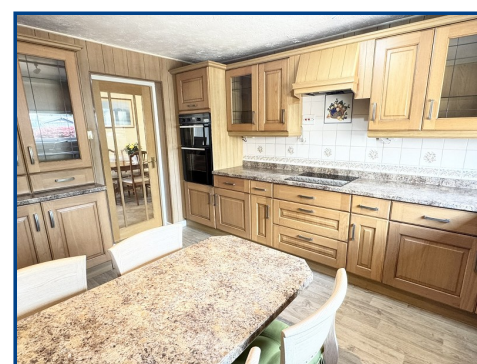


- 3 Bedroom Semi Detached House
- Living Room, Dining Room, Sun Room, Kitchen, Downstairs Toilet, Shower Room & Separate Toilet
- Garage With Off Road Parking
- Level Walking Distance To Town Centre Facilities

## General Description

A semi detached property located in a mixed local authority/private estate with accommodation comprising; living room, dining room, sunroom, kitchen and downstairs toilet on the ground floor with 3 bedrooms, shower room and separate toilet on the first floor.

**EPC Rating: D61**



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).

Tel: **01550 720 440**

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

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



**Property Description**

A semi detached property located in a mixed local authority/private estate with accommodation comprising; living room, dining room, sunroom, kitchen and downstairs toilet on the ground floor with 3 bedrooms, shower room and separate toilet on the first floor. To the front of the property is a lawn area with flower borders and a paved driveway to the garage and side pedestrian access to the rear enclosed patio and gravelled areas. At the rear of the property is a greenhouse and garden shed.

The market town of Llandovery offers good shopping facilities with variety of shops, post office, patisserie, butcher, library, ice cream parlour, 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 (13' 05" x 5' 10") or (4.09m x 1.78m)**

With storage cupboard. Radiator. Stairs to first floor.

**Living Room (14' 03" x 12' 06" ) or (4.34m x 3.81m)**

Measurement into bay window. Electric fire in marble surround and hearth. Radiator. Archway through to

**Dining Room (18' 11" x 9' 03") or (5.77m x 2.82m)**

With understairs cupboard. Radiator. Sliding doors to

**Sun Room (13' 03" x 8' 0") or (4.04m x 2.44m)**

With window blinds. Tiled floor. Radiator. Door to patio.

**Kitchen (12' 10" x 9' 10") or (3.91m x 3.00m)**

With floor and eye level drawers and cupboards. Indesit eye level oven and grill. Schott Ceran 4 ring ceramic induction hob with extractor over. Composite sink and drainer. Integral fridge. Zanussi built in dishwasher. Hotpoint washing machine. Part tiled walls. Radiator.

**Downstairs Toilet (6' 0" x 2' 08" ) or (1.83m x 0.81m)**

With low level wc. Wash hand basin.

**First Floor**

**Landing**

With access hatch to roof space. Storage cupboard housing Vaillant gas boiler. Radiator.

**Separate WC**

With low level wc.

**Bedroom 1 (16' 08" x 11' 03") or (5.08m x 3.43m)**

With built in wardrobes. Two radiators.

**Bedroom 2 (12' 06" Max x 8' 03") or (3.81m Max x 2.51m)**

With built in wardrobes. Radiator.

**Through Landing**

With built in cupboards.

**Shower Room (7' 07" x 5' 06") or (2.31m x 1.68m)**

With shower. Sink in vanity unit. Heated towel rail. Fully tiled walls. Tiled floor.

**Bedroom 3 (13' 00" x 9' 04" ) or (3.96m x 2.84m)**

With radiator.

**Garage (16' 08" x 16' 07") or (5.08m x 5.05m)**

Remote Control Electric door. Electricity and power points.

**EXTERNALLY**

To the front of the property is a lawn area with flower borders and a paved driveway to the garage and side pedestrian access to the rear enclosed patio and gravelled areas. At the rear of the property is a greenhouse and garden shed.

**Services**

With mains water, electricity, 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.

**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**

C

