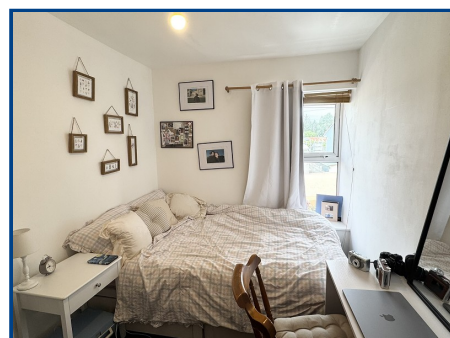
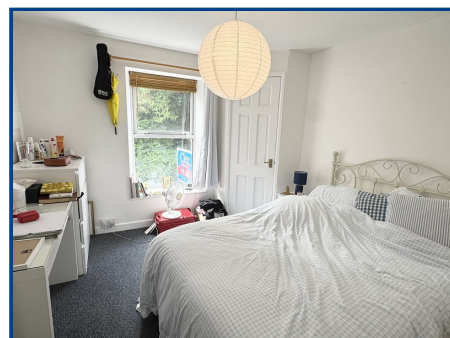


**New Road
Llandovery
Carmarthenshire.**

Price £120,000



- A Mid Terraced 2 Bedroom Property
- Kitchen, Living Room & Bathroom
- Rear Courtyard With Pedestrian Access
- Ideal Investment Property & Currently Tenanted
- Convenient Town Location



General Description

A mid terraced property conveniently located within the market town of Llandovery and an ideal investment property. The property comprises 2 bedrooms, living room, kitchen and bathroom. To the rear of the property is a small courtyard with pedestrian rear access. The property is within easy level walking distance of the town centre and is located near the Heart of Wales line from Shrewsbury to Swansea.

EPC Rating: C73

New Road, Llandovery, Carmarthenshire.

Property Description

A mid terraced property conveniently located within the market town of Llandovery and an ideal investment property. The property comprises 2 bedrooms, living room, kitchen and bathroom. To the rear of the property is a small courtyard with pedestrian rear access. The property is within easy level walking distance of the town centre and is located near the Heart of Wales line from Shrewsbury to Swansea.

The property lies opposite the renowned Llandovery College with Llandovery offering comprehensive shopping facilities including public houses/restaurants, cafes, post office, patisserie, cottage hospital, doctors surgery, junior school, swimming pool and supermarket just on the outskirts of town.

Living Room (13' 07" x 9' 09") or (4.14m x 2.97m)

Measurement includes fireplace.
Stone fireplace with tiled hearth. Radiator.

Kitchen (11' 09" x 6' 03") or (3.58m x 1.91m)

Floor and eye level drawers and cupboards. Stainless steel sink and drainer. Four ring electric hob and oven. Breakfast bar. Part tiled walls. Gas fired boiler. Radiator.

Hallway

With staircase to first floor. Understairs cupboard/ cellar. Door to rear courtyard.

First Floor

Bedroom 1 (11' 0" x 7' 03") or (3.35m x 2.21m)

With radiator.

Bedroom 2 (10' 06" x 9' 09") or (3.20m x 2.97m)

Measurement includes store cupboard. Radiator.

Bathroom (7' 02" x 7' 08") or (2.18m x 2.34m)

With low level WC and pedestal wash hand basin. Panelled bath and shower attachment. Shower cubicle (Galaxy Obsession Shower). Part tiled walls. Extractor fan.

EXTERNALLY

Courtyard to the rear of the property. Storage shed. Pedestrian access via the rear of New Road.

Services

With mains water, electricity, gas and drainage. Alpha E Tech Gas fired boiler.

Agents Note

The property is currently tenanted under an occupation contract, relevant notice will need to be given for the tenants to vacate.

Local Authority

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.

Broadband and Mobile phone

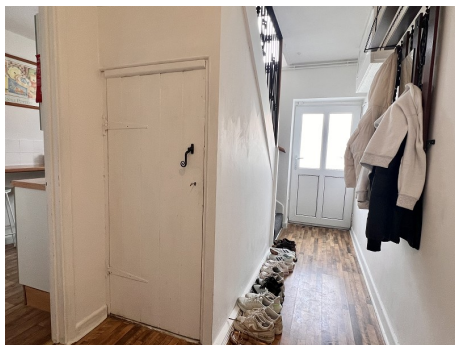
Standard broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Tenure

Freehold

Council Tax

B



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.