



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Llandovery Carmarthenshire.

Guide Price **£280,000**



- Detached 2 Bedroom Cottage
- 2 Reception Rooms Kitchen Shower Room & Bathroom
- Sympathetically Updated By The Current Owners
- Set In Approx 0.5 Acres Of Grounds Including Lawned Areas & Productive Veg Patch
- Detached Garage/Workshop
- Off Road Parking
- Located On The Edge Of Llandovery Town



EPC Rating: E54

General Description

The Gate House offers a fine opportunity to purchase a quaint and traditional 2 bedroom cottage located on the outskirts of the market town of Llandovery. This delightful cottage is set within approximately 0.5 acres with the property being sympathetically updated by the current vendors since purchase and comprises; 2 bedrooms living room dining room kitchen shower room and bathroom. To the rear and side is a garden mostly laid to lawn with vegetable patch and flower borders leading to detached garage/workshop.

Ground Floor



First Floor



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**

Llandovery Carmarthenshire.

Property Description

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The market town of Llandovery offers comprehensive shopping facilities including public houses/ restaurants cafes post office patisserie cottage hospital doctors surgery swimming pool and supermarket just on the outskirts of town with junior school and Llandovery College in the private sector.

Entrance Foyer

With radiator.

Living Room (13' 06" x 11' 0" Max) or (4.11m x 3.35m Max)

With fireplace and slate hearth with mantel over. Beamed ceiling. Oak floor. Dual aspect windows. Radiator.

Dining Room (13' 04" x 10' 05") or (4.06m x 3.18m)

With beamed ceiling. Log burner in surround with slate hearth and mantel over. Dual aspect windows. Oak flooring. Radiator.

Kitchen (9' 03" x 7' 01") or (2.82m x 2.16m)

With a range of floor and eye level drawers and cupboards. Ceramic sink and drainer. 4 ring electric hob with oven under and extractor fan above. Plumbing for dishwasher. Radiator. Stable door to rear garden. Understairs larder and broom cupboard. Staircase to first floor.

Utility & Shower Room (7' 05" x 7' 03") or (2.26m x 2.21m)

With main combi eco gas boiler. Plumbing for washing machine. Low level wc wash hand basin and shower cubicle. Wall towel heater. Extractor fan. Recess lighting. Radiator.

First Floor

Landing

With beamed ceiling storage cupboard and radiator.

Bedroom 1 (13' 07" x 11' 08") or (4.14m x 3.56m)

With beamed ceiling. Radiator. Velux window.

Bedroom 2 (13' 05" Max x 10' 06") or (4.09m Max x 3.20m)

With eaves storage cupboard. Timber floor. Former feature fireplace. Beamed ceiling. Velux window and radiator.

Bathroom (11' 08" x 6' 08" Max) or (3.56m x 2.03m Max)

With linen cupboard.

EXTERNALLY

The property is set in approximately 0.5 acres. To the rear and side of the property is a lawned garden with productive vegetable patch greenhouse and flower borders leading to garage/workshop.

Garage / Workshop (24' 11" x 12' 03") or (7.59m x 3.73m)

With concrete floor and double doors. Electricity and power points.

Services

With mains water electricity and gas. Private drainage.

Agents Notes

The dog kennels are available to purchase through separate negotiation.

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.

Services

Tenure

Freehold

Council Tax

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