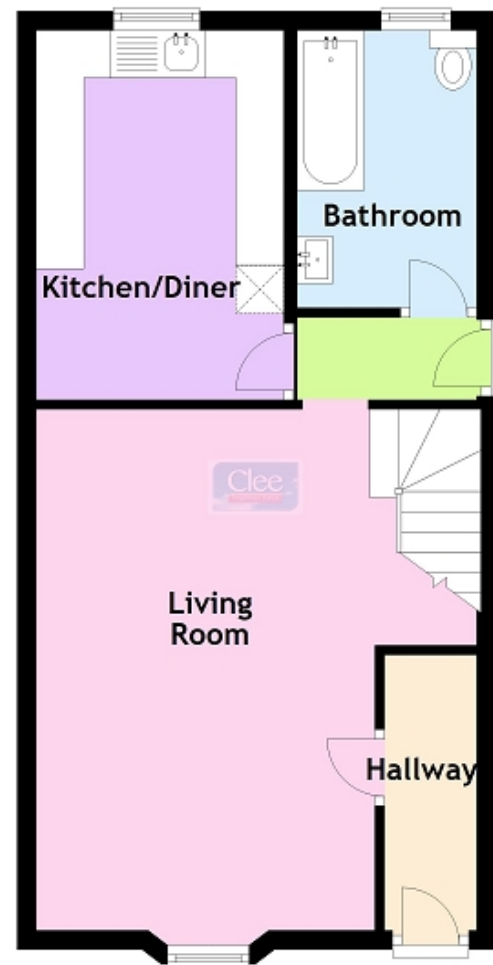
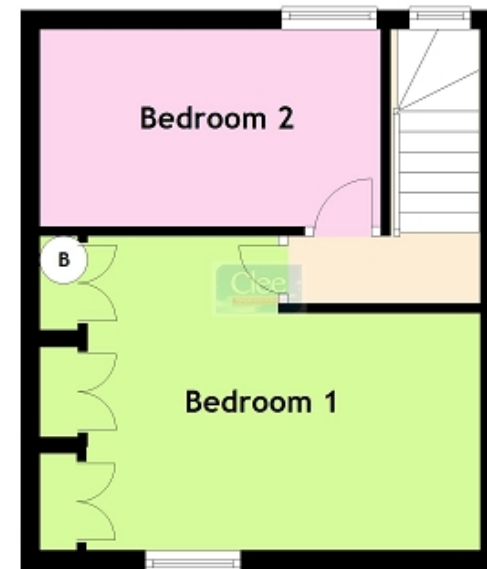


Ground Floor



First Floor



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

Victoria Street
Llandovery
Carmarthenshire.

Price **£115,000**



- 2 Bedroom Mid Terrace Property
- Living Room, Kitchen, Bathroom
- Rear Garden Area
- Rear Pedestrian Access
- Convenient Town Location
- Ideal Investment Property



General Description

EPC Rating: D67

A mid terraced house conveniently located within 200 meters of the town facilities with accommodation comprising 2 bedrooms, living room, kitchen and bathroom. To the rear of the property is a garden and storage shed with pedestrian right of way. An ideal investment property.

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 house conveniently located within 200 meters of the town centre facilities with accommodation comprising 2 bedrooms, living room, kitchen and bathroom. To the rear of the property is a garden and storage shed with pedestrian access from Victoria Street to the rear of the property.

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.

Hallway (9' 06" x 3' 02") or (2.90m x 0.97m)

With storage cupboard and understairs cupboard.

Living Room (17' 11" x 11' 08") or (5.46m x 3.56m)

With gas fire in stone surround and mantle over with slate hearth. Built in alcove cupboard, radiator and stairs to first floor.

Kitchen/Diner (12' 09" x 8' 09") or (3.89m x 2.67m)

With a range of floor and eye level drawers and cupboards. Stainless steel sink and drainer, oven extractor fan, part tiled walls, radiator and access hatch to roof space.

Bathroom (9' 06" x 5' 05") or (2.90m x 1.65m)

With panelled bath and shower attachment. Low level wc. Pedestal wash hand basin. Radiator. Part tiled walls.

Rear Hall (6' 02" x 2' 10") or (1.88m x 0.86m)

With door to rear.

First Floor

Landing

Bedroom 1 (11' 0" x 9' 02" Max) or (3.35m x 2.79m Max)

With range of built in cupboards, Vaillant boiler, access hatch to roof space and radiator.

Bedroom 2 (11' 06" x 6' 09") or (3.51m x 2.06m)

With radiator.

EXTERNALLY

To the rear of the property is a patio area and lawned garden with garden shed and glass house. To the side of the property is a shared pedestrian access with number 33.

Services

With mains water, gas, electricity 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 likely.

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.

Council Tax

Band B.

Tenure

We understand that the property is freehold. It has become apparent that there is a flying freehold over part of the passage way which is shared by Number 33 Victoria Street.

