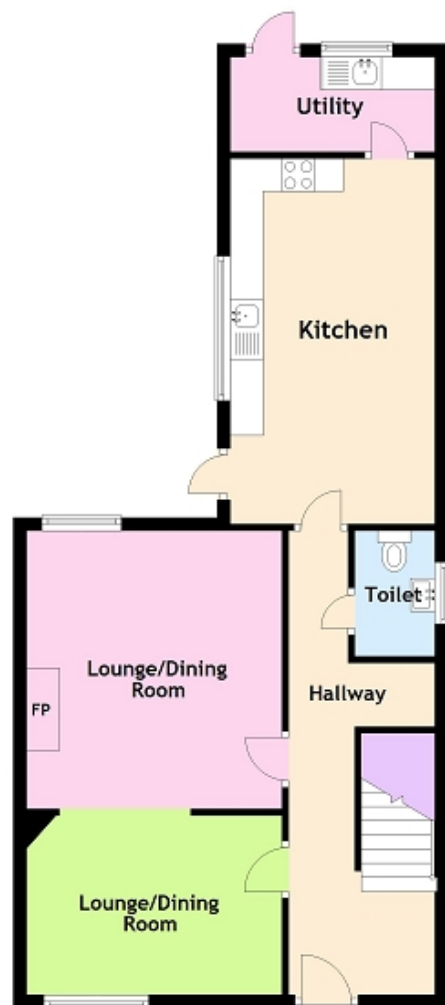


Ground Floor



First Floor



Second Floor

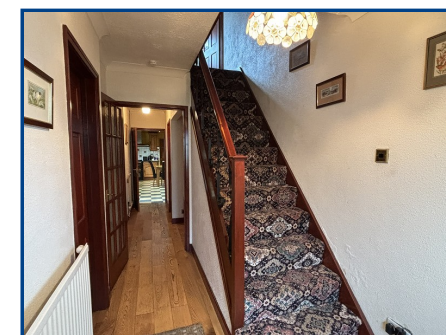


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**

12 Offices Across South Wales

Maesglas Llandovery

Price **£220,000**



- 3 Bedroom Property With An Attic Room
- Kitchen, Dining Room/ Lounge, Utility Room and Bathroom
- Front and Rear Gardens With A Garden Shed
- Off-Road Parking
- Level Walking Distance To The Town Centre

General Description

A 3 bedroom end of terrace within 1/4 of a mile walking distance to the market town of Llandovery. The property comprises kitchen, living room/diner, utility, downstairs toilet and bathroom.

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 3 bedroom end of terrace family home, with an attic room. The property comprises; kitchen, living room/diner, utility, downstairs toilet and bathroom. The property is within a 1/4 of a mile walking distance to Llandovery town centre. The property benefits from off-road parking and front and rear gardens.

The market town of Llandovery offers good shopping facilities with variety of shops, post office, patisserie, butcher, library, newsagent, 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.

Hall

With staircase to first floor and under stairs store cupboard. Radiator.

Separate Toilet

With low level WC, wash hand basin and part tiled walls.

Living/Dining Room (23' 02" x 11' 06") or (7.06m x 3.51m)

With gas fire set in mantle piece. Vaillant Gas Fired Combi Boiler. 2 Radiators.

Kitchen (18' 04" x 10' 03") or (5.59m x 3.12m)

With range of floor and eye level cupboards. Sink with drainer, 4 ring gas hob with double oven. Part tiled walls and tiled flooring.

Utility Room (10' 03" x 4' 08") or (3.12m x 1.42m)

With floor and eye level cupboards, sink with drainer.

First Floor

Landing

With stairs to second floor.

Bedroom 1 (9' 07" Max x 7' 11" Max) or (2.92m Max x 2.41m Max)

(Measurements include store cupboard) With Radiator.

Bathroom (8' 04" x 5' 06") or (2.54m x 1.68m)

With low level WC, bath with shower attachment, wash hand basin, separate shower cubicle with Triton Shower. Heated towel rail.

Bedroom 2 (12' 01" x 11' 06") or (3.68m x 3.51m)

With radiator.

Bedroom 3 (10' 02" x 8' 04") or (3.10m x 2.54m)

With radiator.

Second Floor.

Attic Room (33' 10" x 27' 7") or (10.30m x 8.41m)

Services

Mains drainage, water, gas central heating and electricity.

Broadband and Mobile phone

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

Council Tax

Band B

Tenure

Freehold

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.

