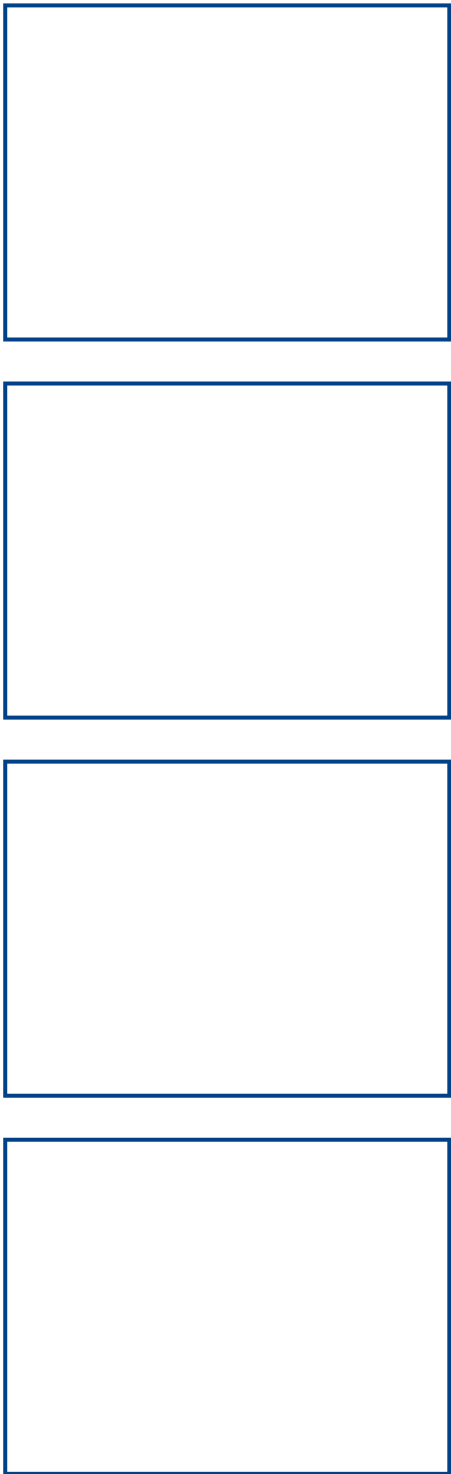


High Street
Llandovery
Carmarthenshire.

Main Property Photo

Price **£112,000**

- A Two Bedroom End Of Terrace House
- Living room, Kitchen/Diner, Bathroom & Rear Garden
- Gas Central Heating
- Within Walking Distance Of Llandovery Town



General Description

EPC Rating: D66

A two bedroom end of terrace house located within walking distance of Llandovery town centre. The property comprises living room, kitchen/diner, two bedrooms and bathroom. Externally, there is a rear garden.

High Street, Llandovery, Carmarthenshire.

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Llandovery offers all the facilities one would expect from a small market town including cottage hospital, doctors surgery, range of shops, swimming pool, local authority junior school and the renowned Llandovery College. The accommodation comprises as follows;

Ground Floor

Living Room (13' 05" x 12' 10") or (4.09m x 3.91m)

With non functional gas fire. Radiator.

Kitchen (14' 08" x 12' 09") or (4.47m x 3.89m)

Including stairwell.

With fitted kitchen with range of floor and eye level drawers and cupboards, sink, electric oven with 4 ring gas hob and extractor fan.

First Floor

Landing

Off which is

Bedroom 1 (14' 05" x 12' 10") or (4.39m x 3.91m)

With radiator.

Bathroom (8' 06" x 5' 10" Max) or (2.59m x 1.78m Max)

With low level wc, wash hand basin, fitted cupboard, bath with shower attachment and tiled walls, heated towel rail.

Bedroom 2 (9' 01" x 7' 07") or (2.77m x 2.31m)

With radiator, walk in storage cupboard with Vaillant gas fired boiler.

Externally.

To the rear is an outside wc, patio area with steps to rear walled garden and further patio area. 2 garden/store sheds.

Services

With mains water, electricity, gas and drainage.

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.

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.