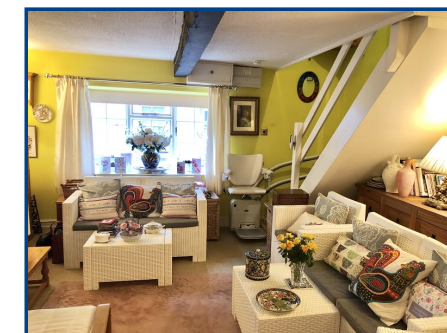


**Stone Street
Llandovery
Carmarthenshire.**

Price **£149,500**



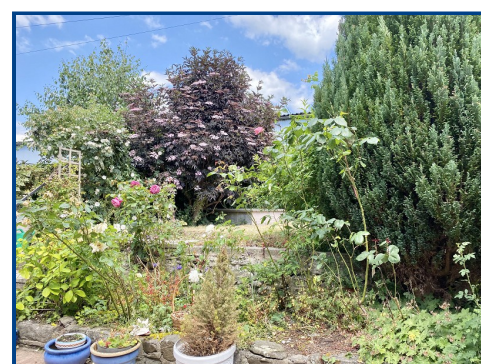
- 2 Bedroom End Of Terraced Property
- Living Room, Kitchen & Bathroom
- Rear Garden With Summer House
- Off Road Parking
- Convenient Town Location



General Description

51 Stone Street is a end of terrace town house conveniently situated within level walking distance of the town centre facilities with accommodation comprising; 2 bedroom, living room, kitchen and bathroom.

EPC Rating: D55



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**

Stone Street, Llandovery, Carmarthenshire.

Property Description

51 Stone Street is a end of terrace town house conveniently situated within level walking distance of the town centre facilities with accommodation comprising; 2 bedrooms, living room, kitchen and bathroom.

The market town of Llandovery offers comprehensive shopping facilities including variety of shops and post office. There is a doctors surgery, cottage hospital, swimming pool and supermarket just on the outskirts of the town with junior school and Llandovery College in the private sector.

Kitchen (13' 10" x 9' 04") or (4.22m x 2.84m)

With a range of floor and eye level drawers and cupboards. Stainless steel sink and drainer. Eye level oven and 4 ring electric hob. Vaillant gas boiler. Serving hatch. Door to rear garden.

Living Room (16' 11" x 14' 01") or (5.16m x 4.29m)

With beamed ceiling. Fireplace with mantel over. Radiator. Staircase to first floor. Door to side elevation.

First Floor

Landing

Bedroom 1 (11' 01" x 9' 08") or (3.38m x 2.95m)

With built in cupboard. Radiator.

Bathroom (9' 11" x 5' 05") or (3.02m x 1.65m)

With pedestal wash hand basin. Low level wc. Walk in shower cubicle. Heated towel rail. Part tiled walls.

Bedroom 2 (11' 10" x 9' 06") or (3.61m x 2.90m)

Plus built in wardrobes. Fireplace with mantel over. Radiator.

Externally.

To the rear of the property is a lawned raised garden with summer house. Off road parking to the side.

Services

With mains electricity, water, gas and drainage.

Agents Note

To the rear of the property is a pedestrian right of way giving rear access to 53 and 55 Stone Street.

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.

Viewers Note

Viewers please note that some properties in Llandovery flooded in 1998. Since then a bund was erected around the town to prevent future flooding. However the Flood Map Wales indicates there is a theoretical risk to some properties in the town.

