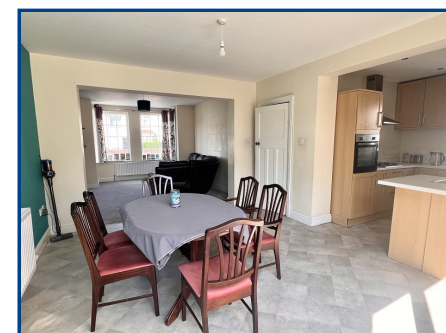
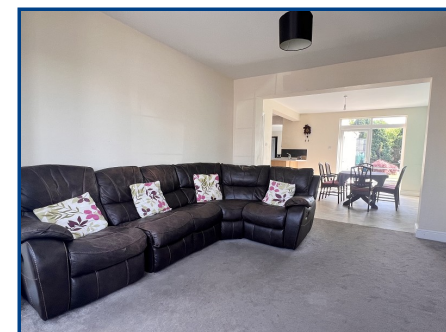


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Towy Avenue
Llandovery
Carmarthenshire.**

Price **£325,000**



- Detached 3 Bedroom Family Home
- Open Plan Ground Floor With Living Area, Dining Area & Kitchen. Wet Room & Office/Bedroom 4
- Detached Garage
- Front Parking Area & Rear Garden
- Upgraded By Current Owners Since Purchase In 2016

General Description

A well presented 3 bedroom detached property situated on the outskirts of the market town of Llandovery and within level walking distance of the town centre.

EPC Rating: D60

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 well presented 3 bedroom detached property situated on the outskirts of the market town of Llandovery and within level walking distance of the town centre.

This family home offers open plan living to the ground floor with living area, dining area and kitchen leading to wet room and office which is currently used as a fourth bedroom. To the first floor is a spacious landing with storage leading to 3 bedrooms and family bathroom. To the front of the property is a tarmac area with off road parking for several vehicles leading to detached garage and spacious rear garden mostly laid to lawn.

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.

Entrance Hall

With staircase to first floor. Understairs cupboard. Radiator.

Living Room (15' 01" x 11' 09") or (4.60m x 3.58m)

Measurement including bay window. Radiator.

Dining Area (13' 07" x 11' 09") or (4.14m x 3.58m)

With double doors to rear garden. Radiator.

Kitchen (18' 0" x 12' 03") or (5.49m x 3.73m)

With a range of floor and eye level drawers and cupboards. Stainless steel sink and drainer. Lamona eye level oven. 4 ring gas hob with extractor over. Integral dishwasher. Worcester gas boiler. Plumbing for washing machine. Recess lighting. Radiator. Dual aspect windows.

Wet Room (11' 10" x 6' 11") or (3.61m x 2.11m)

Fully functioning with low level wc and wash hand basin. Radiator. Respatex walls. Access hatch to roof space.

Office/Bedroom 4 (8' 10" x 7' 06") or (2.69m x 2.29m)

With radiator.

On The First Floor;

Landing

With access hatch to roof space. Storage cupboard.

Bathroom (8' 09" x 6' 10") or (2.67m x 2.08m)

With low level wc, pedestal wash hand basin, panelled jacuzzi bath and corner shower. Extractor. Recess lighting.

Bedroom 1 (13' 09" x 10' 0") or (4.19m x 3.05m)

With built in wardrobe. Radiator.

Bedroom 2 (15' 03" x 11' 10") or (4.65m x 3.61m)

Measurement into bay window. Radiator.

Bedroom 3 (8' 10" x 7' 05") or (2.69m x 2.26m)

With radiator.

Externally.

To the front of the property is off road parking for several vehicles with detached garage. To the rear of the property is spacious lawned garden.

Detached Garage

Measuring 20' 08 x 8' 07 of brick construction with double wooden doors leading to Further Workshop/Storage Area measuring 19' 06 x 8' 07 with shelving.

Services

With mains water, gas, electricity & drainage.

Broadband and Mobile phone

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

Local Authorities

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA21 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.

Tenure

Freehold

Council Tax

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