



**New Road  
Llandovery  
Carmarthenshire.**

Price **£235,000**

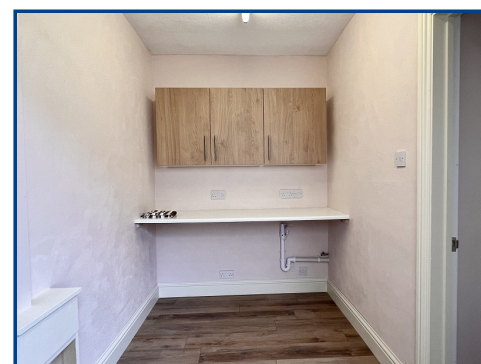
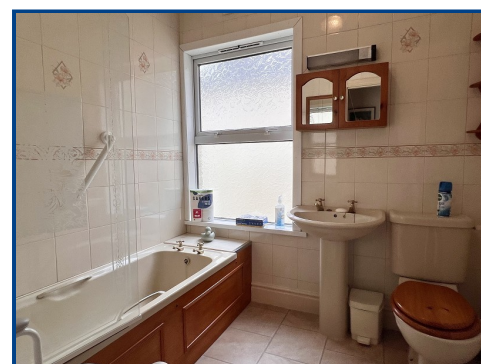
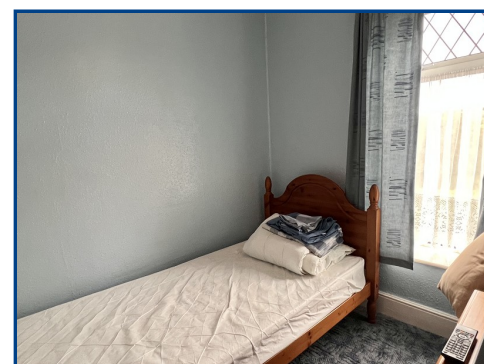


- Mid Terraced 3 Bedroom Property
- 2 Reception Rooms, Kitchen, Utility, Separate Toilet & Bathroom
- In Need Of Slight Updating
- Spacious Rear Garden With Detached Garage
- Car Port & Off Road Parking To Rear
- Convenient Town Location

**EPC Rating: D61**

**General Description**

A mid terraced 3 bedroom property conveniently situated on the outskirts of the market town of Llandovery. The deceptively spacious property in need of slight updating comprises; living room, dining room, kitchen, utility room and newly added downstairs toilet on the ground floor with 3 bedrooms, box room and family bathroom on the first floor. To the rear of the property is a spacious garden with patio area leading to detached garage and car port. The property also benefits from rear off road parking.



Viewing: **01550 720 440**

Website: [www.ctf-uk.com](http://www.ctf-uk.com)

Email: [llandovery@ctf-uk.com](mailto:llandovery@ctf-uk.com)

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**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](mailto:surveys@ctf-uk.com).

## New Road, Llandovery, Carmarthenshire.

### Property Description

A mid terraced 3 bedroom property conveniently situated on the outskirts of the market town of Llandovery. The deceptively spacious property in need of slight updating comprises; living room, dining room, kitchen, utility room and newly added downstairs toilet on the ground floor with 3 bedrooms, box room and family bathroom on the first floor. To the rear of the property is a spacious garden with patio area leading to detached garage and car port. The property also benefits from rear off road parking.

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 Porch

### Entrance Hall

With staircase to first floor. Radiator.

**Living Room (12' 09" x 10' 11" ) or (3.89m x 3.33m)**

Plus bay window. Former fireplace with alcove shelving to the side.

**Sitting Room (12' 09" x 11' 07" ) or (3.89m x 3.53m)**

With gas fire in surround and alcove cupboard to side. Radiator. Door to rear patio.

**Kitchen (13' 03" x 9' 11" ) or (4.04m x 3.02m)**

With a range of floor and eye level drawers and cupboards. Free standing oven with 4 ring electric hob and extractor over. Stainless steel sink and drainer. Electric fire on marble hearth. Radiator. Understairs cupboard.

**Utility (9' 11" x 5' 11") or (3.02m x 1.80m)**

With worktop, plumbing for washing machine, access hatch to roof space and door to rear garden.

**Separate Toilet (9' 04" Max x 8' 09" Max) or (2.84m Max x 2.67m Max)**

Newly added to the property with low level wc, pedestal wash hand basin, radiator and extractor fan. We are informed that plumbing for a shower is available.

### First Floor

### Landing

With radiator.

**Bathroom (7' 03" x 6' 04" ) or (2.21m x 1.93m)**

With low level wc, pedestal wash hand basin and panelled bath. Heated towel rail. Extractor fan. Tiled walls.

**Box Room (7' 05" x 4' 09" ) or (2.26m x 1.45m)**

With storage cupboard and Worcester gas fired boiler.

**Bedroom 1 (12' 10" x 11' 07" ) or (3.91m x 3.53m)**

With radiator.

**Bedroom 2 (12' 10" Max x 11' 01") or (3.91m Max x 3.38m)**

With radiator.

**Bedroom 3 (7' 09" x 7' 0" ) or (2.36m x 2.13m)**

With radiator.

### Externally.

To the rear of the property is a patio area leading to beautifully maintained garden. At the bottom of the garden is a Detached Garage measuring 21' 03 max x 15' 6 with

electricity connection which leads to Car Port and off road parking.

### 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 Clew Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

### Broadband and Mobile phone

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

### Tenure

Freehold

### Council Tax

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