

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: (01570) 422395 Fax: (01570) 423548 **Website: www.evansbros.co.uk**



7 High Street, Llandovery, SA20 0PU

£255,000

A period grade II listed refurbished town house offering character accommodation with a lovely open plan kitchen/dining room, 2 further reception rooms and 5 bedrooms.

The property is located in the town centre of Llandovery, convenient to all amenities in this popular Towy valley market town, within walking distance of the heart of Wales Llandovery railway station and located on the A40 with ease of access to nearby towns such as Brecon, Llandeilo, Lampeter and Carmarthen

DESCRIPTION



A period town house offering charming accommodation with the benefit of gas fired central heating, for which viewing is highly recommended.

The property offers deceptively spacious accommodation with 5 bedrooms and having previously had planning permission for a sun room and utility room with ground floor bedroom.

The accommodation affords more particularly of the following

FRONT ENTRANCE DOOR to

RECEPTION/ VESTIBULE

Feature internal door with stained glass fanlight over

SITTING ROOM

12'5 x 11'4 (3.78m x 3.45m)



Feature tiled floor, radiator, picture rail, feature ceiling coving

HALLWAY



Red and black quarry tiled floor, radiator

REAR LIVING ROOM

11'1 x 8'5 (3.38m x 2.57m)

With a tiled floor and a fireplace, radiator

KITCHEN/ DINING ROOM

24'6 x 12'8 (7.47m x 3.86m)



This is one of the main attractions of this lovely period home, having a lovely timber floor, feature fireplace with wood burning stove inset, extensive kitchen units at base level incorporating integrated dishwasher, gas range fitted fridge/freezer and dresser type display unit.

REAR UTILITY ROOM

5 x 8 (1.52m x 2.44m)

Red and black quarry tiled floor, sink unit with space for automatic washing machine.

FIRST FLOOR

LANDING



rear window

REAR BEDROOM 1

10'6 x 9'6 (3.20m x 2.90m)



Radiator

FRONT LANDING



BEDROOM 2

13'1 x 9'1 (3.99m x 2.77m)



Radiator

BEDROOM 3

9'8 x 7'1 (2.95m x 2.16m)



Radiator

BEDROOM 4

13'1 x 10'2 (3.99m x 3.10m)



Radiator

BEDROOM 5

Radiator, airing cupboard, rear window

BATHROOM

10'7 x 7'6 (3.23m x 2.29m)

Tiled floors and walls, shower cubicle, wash hand basin, toilet, heated towel rail

EXTERNALLY

This property has a rear enclosed courtyard for ease of maintenance, with various sitting out areas.

COUNCIL TAX BAND -C

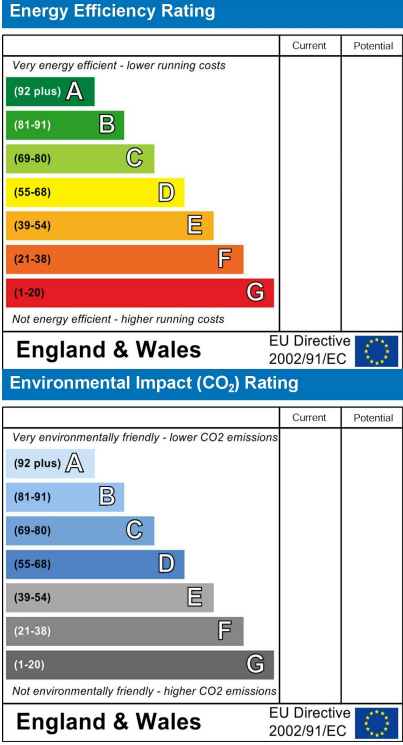
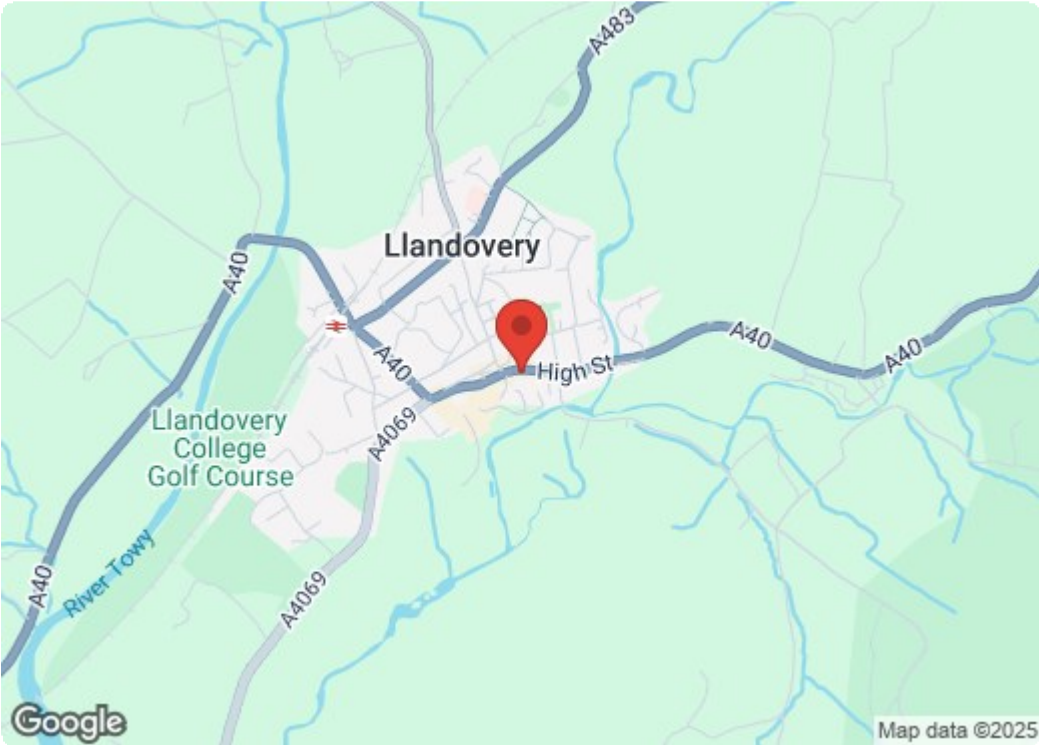
We are informed that the amount payable per annum is £1820

7 High Steet Llandoverly



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,