

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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4 Dingat View, Llandovery, SA20 0BL

Asking Price £239,950

Attractive semi detached well presented 3 bedroomed house located in a good sized corner plot, in a convenient location within easy level walking distance to the centre of the popular Towy valley and market town of Llandovery. This appealing property would be a great purchase for first time buyer or retirement purposes with its great location close to all amenities offered within the town centre.

LOCATION



Attractively located in a popular residential locality just on the edge of the town centre of Llandovery, within easy level walking distance of a good range of local amenities, shops, cafes etc. Llandovery is a noted market town on the A40 being convenient to Llandeilo, Carmarthen, Brecon and Lampeter.

DESCRIPTION



The property offers commodious refurbished accommodation and the vendors are also in the process of replacing the bathroom and refurbishing this room. The property has the benefit of gas fired central heating and double glazed windows and provides more particularly the following -

SIDE ENTRANCE DOOR to -

HALLWAY



Stairs to first floor, radiator

LIVING ROOM

16'3" x 12'5" (4.95m x 3.78m)



Having an attractive oak floor and a feature fireplace with wood burning stove inset, having a slate hearth and oak mantle.

DINING/SITTING AREA

11' x 10'6" (3.35m x 3.20m)



FRONT BEDROOM 1

12'6" x 13' (3.81m x 3.96m)



Front window, built-in cupboard

KITCHEN

11'4" x 9'9" (3.45m x 2.97m)



With a tiled floor, attractive range of kitchen units at base and wall level incorporating a single drainer sink unit, gas cooker point with extractor hood over

REAR HALLWAY

with rear entrance door

CLOAKROOM

Having toilet and also housing the gas fire central heating boiler.

FIRST FLOOR - LANDING

REAR BEDROOM 2

14'2" x 10'7" (4.32m x 3.23m)



Radiator, built-in cupboard, front window

REAR BEDROOM 3

11'2" x 7'6" (3.40m x 2.29m)



Radiator

BATHROOM

This currently houses a 3-piece suite but the vendors are in the process of refurbishing this which will be included in the sale price.

EXTERNALLY



The property is located on a spacious corner plot with good sized gardens and grounds, being ideal for family occupation. The property has a rear paved patio area leading to raised terrace, two large workshops and spacious side garden area with potential off road parking area (subject to any necessary consent).

SERVICES

We are informed the property is connected to mains water, mains electricity, mains drainage, mains gas, gas fired central heating, double glazing.

COUNCIL TAX BAND - C

Amount Payable: £1984 <http://www.mycounciltax.org.uk/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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