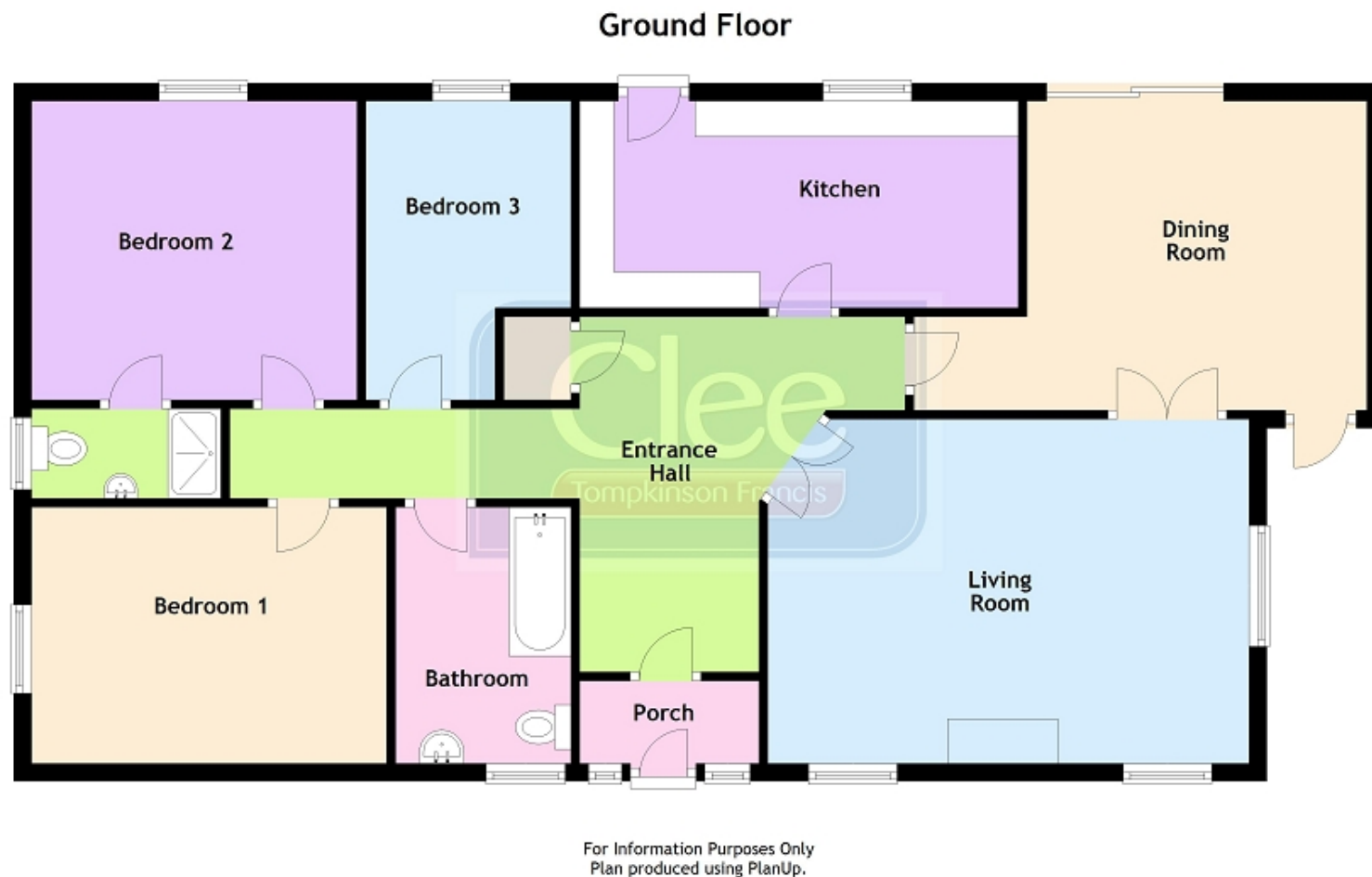




Llys Llanfair Llandovery Carmarthenshire.

Price **£360,000**



- Detached 3 Bedroom Bungalow
- Living Room, Dining Room, Bathroom & En-Suite
- Off Road Parking & Garage
- Front & Rear Gardens
- Sought After Location
- *No Onward Chain*



EPC Rating: C72

General Description

A 3 bedroom (1 en-suite) detached bungalow standing on a small select private development on the edge of the market town of Llandovery within walking distance of the town centre facilities.

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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Llys Llanfair, Llandovery, Carmarthenshire.

Property Description

A 3 bedroom (1 en-suite) detached bungalow standing on a small select private development on the edge of the market town of Llandovery within walking distance of the town centre facilities. The accommodation comprises; 3 bedrooms, living room, dining room, kitchen, bathroom and en-suite. The property also benefits from a garage with off road parking and to the rear of the property is an enclosed garden.

The market town of Llandovery offers good shopping facilities with variety of shops, post office, patisserie, butcher, library, 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.

Front Porch

With tiled floor.

Entrance Hall

With access hatch to roof space. Airing cupboard. Radiator.

Living Room (17' 11" Max x 12' 11" Max) or (5.46m Max x 3.94m Max)

Dual aspect windows. 2 radiators. Double doors to dining room. Slate hearth.

Dining Room (12' 06" x 11' 0") or (3.81m x 3.35m)

Being dual aspect. With radiator and 2 doors to outside.

Kitchen (16' 02" x 7' 08") or (4.93m x 2.34m)

With a range of floor and eye level drawers & cupboards. Plumbing for washing machine. Siemens 4 ring electric hob. Siemens eye level oven. Sink and drainer. Under cupboard lighting. Part tiled walls. Radiator. Extractor Fan. Door to rear.

Bathroom (9' 07" x 6' 05") or (2.92m x 1.96m)

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

Bedroom 1 (13' 02" x 9' 08") or (4.01m x 2.95m)

With radiator.

Bedroom 2 (13' 01" x 11' 01") or (3.99m x 3.38m)

With radiator.

En-Suite with shower cubicle and shower seat. Low level wc. Wash hand basin. Wall heater.

Bedroom 3 (11' 0" x 6' 11") or (3.35m x 2.11m)

With radiator.

EXTERNALLY

To the front of the property is a driveway with off road parking and gated access to the rear of the property. The gardens are laid mainly to lawn with flower borders. The rear garden has a patio and a timber garden shed.

Garage (16' 01" x 15' 08") or (4.90m x 4.78m)

With electric door. Worcester gas fired boiler. Door to rear.

Services

With mains water, electricity, gas and drainage. Gas central heating.

Broadband and Mobile phone

Ultrafast broadband is available in the vicinity. Please check with your provider regarding mobile phone signal.

Local Authorities

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.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Council Tax

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