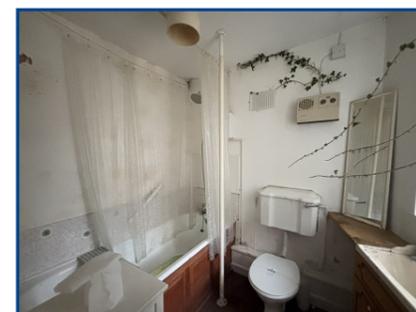
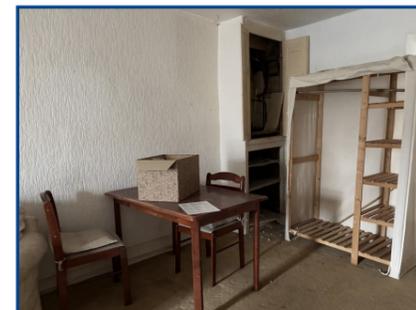




**High Street
Llandovery
Carmarthenshire.**

Price **£70,000**



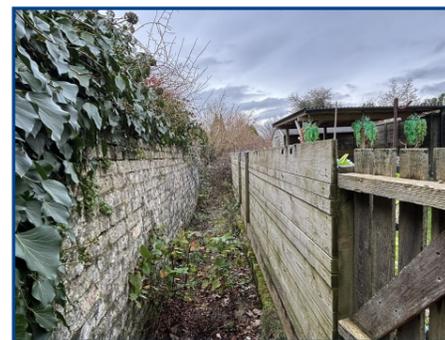
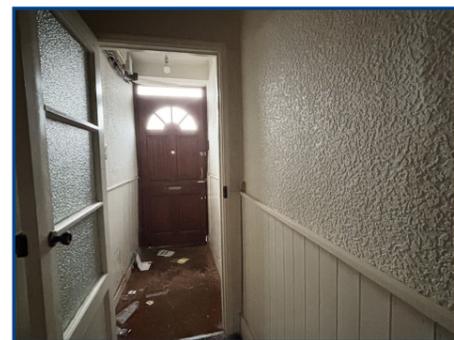
- 3 Bedroom Mid Terrace Town House
- Comprises Dining/Living Room, Kitchen, Pantry and Bathroom
- Level Walking Distance To Town Centre
- In Need of Renovation
- Detached Garden Shed and Garden Plot.

General Description

68 High Street
We are acting in the sale of the above property and have received an offer of £70,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

This property is a mid terraced 3 bedroom town house comprising living/dining room, kitchen and bathroom. Detached rear garden shed and garden plot.

EPC Rating: F38



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.

High Street, Llandovery, Carmarthenshire.

Property Description

68 High Street

We are acting in the sale of the above property and have received an offer of £70,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

This property is a mid terraced 3 bedroom town house comprising living/dining room, kitchen and bathroom. Detached rear garden shed and garden plot.

The property is within quarter of a mile walk to the local supermarket and the market town of Llandovery which offers comprehensive shopping facilities in, post office, library, supermarket, swimming pool, doctors surgery and cottage hospital. Also within the town is the local authority primary school with Llandovery College in the private sector.

Entrance

Inner hallway with wooden panelling. Understairs cupboard. Door to rear.

Living/Dining Room (21' 10" Max x 12' 07" Max) or (6.65m Max x 3.84m Max)

Cupboard with water tank and shelving.

Kitchen (9' 11" x 8' 08") or (3.02m x 2.64m)

With eye, base and wall cupboards. Stainless steel sink with drainer and mixer tap. Plumbing for washing machine.

Pantry (4' 09" x 3' 04") or (1.45m x 1.02m)

With shelving and roof access.

Bathroom (7' 02" x 5' 11") or (2.18m x 1.80m)

With low level wc, vanity unit with hand wash basin. Panelled bath with heat store aqua plus electric shower attachment and mixer tap. Part tiled walls.

High Street, Llandovery, Carmarthenshire.

First Floor

Landing

With roof access.

Bedroom 1 (10' 09" x 9' 02") or (3.28m x 2.79m)

With built in wardrobe and shelving.

Bedroom 2 (11' 0" x 9' 10") or (3.35m x 3.00m)

Bedroom 3 (8' 11" x 6' 10") or (2.72m x 2.08m)

EXTERNALLY

The extent of the property is shown on the attached Land Register Copy of register of title. At the time of preparing the sale particulars no access was possible to the rear garden due to overgrown state of the grounds.

Broadband and Mobile phone

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

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Viewing

Strictly by appointment please through the selling agent.

Agents Note

It has become apparent that there is a flying freehold over part of the adjoining property.

Council Tax

C

