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**Dingat Close  
Llandovery  
Carmarthenshire.**

Price **£360,000**



- Detached 4 Bedroom Family Home
- 2 Reception Rooms, Kitchen, Utility, Bathroom & Cloakroom
- Integral Garage & Off Road Parking
- Front & Rear Gardens
- Desirable Edge Of Town Location
- Level Walking Distance To Town Centre

**General Description**

2 Dingat Close is a spacious 4 bedroom detached family home. Situated in a desirable location within a quiet cul-de-sac on the edge of town. The attractive property offers generous accommodation and comprises; living room, dining room, kitchen, utility and cloakroom to the ground floor with 4 bedrooms and family bathroom to the first floor. Externally there is an integral garage with off road parking to the front along with front and rear gardens.



Viewing: **01550 720 440**

Website: **www.ctf-uk.com**

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

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## Dingat Close, Llandovery, Carmarthenshire.

### Property Description

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The market town of Llandovery offers good shopping facilities with variety of shops, post office, patisserie, ice cream parlour, 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 Hall (15' 01" x 10' 04") or (4.60m x 3.15m)

With staircase to first floor. Radiator.

Downstairs Toilet - With low level wc, wash hand basin and radiator.

### Kitchen (15' 02" x 10' 06") or (4.62m x 3.20m)

With a range of floor and eye level drawers and cupboards. Stainless steel sink and drainer. Radiator. Part tiled walls. Door to utility.

### Dining Room (10' 07" x 10' 04") or (3.23m x 3.15m)

With french doors to rear garden. Radiator.

### Living Room (15' 02" x 15' 01") or (4.62m x 4.60m)

With bay window. Slate hearth. Radiator.

### First Floor

#### Landing

With airing cupboard. Access hatch to roof space.

### Bedroom 1 (10' 08" x 7' 00" ) or (3.25m x 2.13m)

With radiator.

### Bathroom (10' 07" x 8' 01") or (3.23m x 2.46m)

With panelled bath and shower cubicle. Pedestal wash hand basin. Low level WC. Bidet. Part tiled walls. Radiator.

### Bedroom 2 (11' 07" x 9' 02" ) or (3.53m x 2.79m)

With built in wardrobe. Radiator.

### Bedroom 3 (13' 03" Max x 13' 02") or (4.04m Max x 4.01m)

With storage cupboard. Radiator.

### Bedroom 4 (10' 08" x 9' 11") or (3.25m x 3.02m)

With storage cupboard. Radiator.

### Utility Room

With stainless steel sink and drainer. Door to rear garden. Door to garage. Radiator.

### Garage (19' 00" x 8' 08" ) or (5.79m x 2.64m)

With Worcester gas fired boiler. Remote control up and over door. Concrete floor.

### EXTERNALLY

To the front of the property is a lawned garden with off road parking leading to the garage. To the rear of the property is a lawned

garden with a selection of bushes, shrubs and garden shed.

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

### Broadband and Mobile phone

Ultra fast 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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