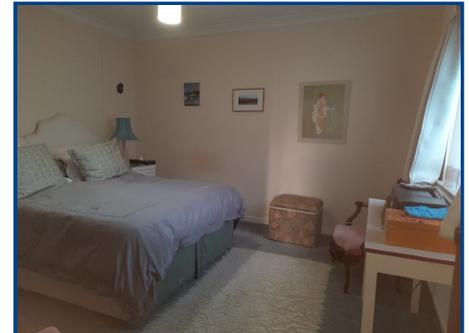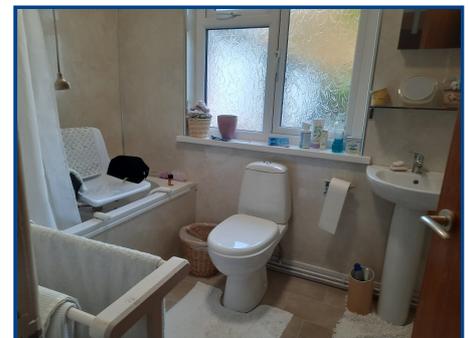# Cilycwm Road
Llandovery
Carmarthenshire.

Price **£950 Monthly**

- 3 Bedroom Detached Bungalow
- 2 Reception Rooms
- Gas Central Heating
- Garage and Off Road Parking
- Convenient Town Location
- Holding Deposit £100
- Council Tax Band E
- Bond £950
- EPC: D

General Description

EPC Rating: D63

This is a well presented 3 bedroom detached bungalow with 2 reception rooms and a conservatory together with a garage and off road parking and is situated just on the outskirts of Llandovery town and within level walk of town centre facilities.

Cilycwm Road, Llandovery, Carmarthenshire.

Property Description
This is a well presented 3 bedroom detached bungalow with 2 reception rooms and a conservatory together with a garage and off road parking and is situated just on the outskirts of Llandovery town and within level walk of town centre facilities.

Entrance Hallway
With carpet and radiator.

Living Room 1 (14' 03" x 11' 10" Max) or (4.34m x 3.61m Max)
With carpet, radiator and electric fire.

Sliding Door to

Living Room 2 (12' 10" x 11' 10" Max) or (3.91m x 3.61m Max)
With carpet, radiator and electric fire.

Kitchen (19' 00" x 10' 04") or (5.79m x 3.15m)
With a range of floor and eye level cupboards, stainless steel sink unit with mixer tap, tiled floor, radiator, Prima electric oven, 4 ring hob, extractor fan, part tiled walls. Cupboard housing Baxi boilier.

Bathroom (7' 09" x 5' 09") or (2.36m x 1.75m)
With laminate flooring, heated towel rail, low level wc, pedestal wash hand basin, bath with shower over, shower screen, mirror with light, extractor fan.

Bedroom 1 (12' 00" x 10' 11") or (3.66m x 3.33m)
With carpet and radiator.

Bedroom 2 (12' 0" Max x 9' 00") or (3.66m Max x 2.74m)
With carpet, radiator and built in wardrobes.

Bedroom 3 (12' 04" x 11' 10") or (3.76m x 3.61m)
With carpet, radiator, wash hand basin with cupboard under and mirror above.

Separate WC (4' 09" x 2' 10") or (1.45m x 0.86m)
With laminate flooring, low level wc and radiator.

Conservatory
With tiled floor

Externally.
Lawns with bushes and shrubs to front and side of property. Parking for several vehicles. Garage and sheds to rear of property. Outside tap.

Services
Mains water, gas, electricity and drainage. Gas fired central heating.

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

Viewing
Strictly by appointment please through the selling/letting agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Council Tax
E