

**Cilycwm Road  
Llandovery  
Carmarthenshire.**

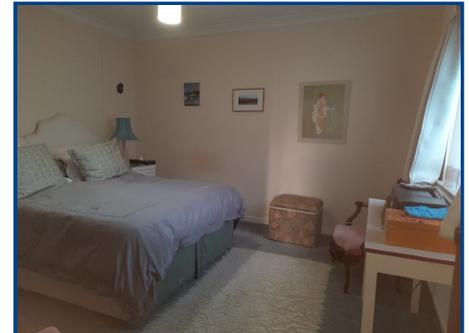
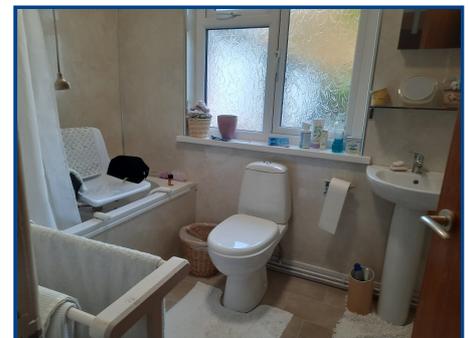
Price **£950 Monthly**



- 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**

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.



**EPC Rating: D63**

# 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 boiler.

## 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

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