



For Information Purposes Only
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Cilycwm Road Llandovery Carmarthenshire.

Price **£235,000**



- 2 Bedroom Detached House
- Kitchen/Dining Room, Shower Room, Living Room & Bathroom
- Integral Garage
- Off Road Parking
- Within Walking Distance To Town Centre Facilities
- *No Chain*



EPC Rating: D65

General Description

A detached 2 bedroom house located on the edge of the market town of Llandovery and within quarter of a mile level walking distance of the town centre facilities.

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.

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Property Description

A detached 2 bedroom house located on the edge of the market town of Llandovery and within quarter of a mile level walking distance of the town centre facilities. The accommodation comprises; Kitchen/dining room, shower room and integral garage on the ground floor with living room, 2 bedrooms and bathroom on the first floor.

The market town of Llandovery offers good shopping facilities with variety of shops, post office, patisserie, butcher, library, doctors surgery and cottage hospital, primary school and Llandovery College in the private sector together with a swimming pool and a supermarket on the outskirts of the town.

The accommodation comprises as follows;

Entrance Hall

With staircase to first floor. Understairs cupboard. Radiator.

Kitchen (19' 03" x 15' 04" Max) or (5.87m x 4.67m Max)

With a range of floor cupboards and drawers. Stainless steel sink and drainer. Mains gas Rayburn. Part tiled walls. Radiator. Plumbing for washing machine. Dual aspect windows. Door to rear.

Shower Room (5' 09" x 4' 01") or (1.75m x 1.24m)

With low level wc. Pedestal wash hand basin. Mira shower. Part tiled walls.

Integral Garage (19' 08" x 8' 09") or (5.99m x 2.67m)

With up and over door. Belfast sink. Shelving. Door to side. Radiator. Power points.

First Floor

Landing

With airing cupboard housing hot water tank and shelving. Access hatch to roof space.

Living Room (19' 03" x 12' 03" Max) or (5.87m x 3.73m Max)

With triple aspect windows. Two radiators. Gas fire.

Bathroom (6' 00" x 5' 09") or (1.83m x 1.75m)

With panelled bath. Low level wc. Pedestal wash hand basin. Part tiled walls. Radiator.

Bedroom 1 (9' 10" x 9' 05") or (3.00m x 2.87m)

With built in cupboard with shelving. Radiator.

Bedroom 2 (13' 01" Max x 9' 04") or (3.99m Max x 2.84m)

With built in wardrobe. Radiator.

EXTERNALLY

To the front of the property is a gravelled driveway leading to the rear with parking for several vehicles. To the rear is a lawned garden.

Services

With mains water, electricity, gas and drainage.

Local Authority

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

Broadband and Mobile phone

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

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.

Tenure

Freehold

Council Tax

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