







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 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.

Money Laundering Regulations
As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Towy Avenue
Llandovery
Carmarthenshire.

Price **£445,000**











- Beautifully Presented 3 Bedroom Family Home
- 3 Reception Rooms, Kitchen/Family Room
- Utility Room, Cloak Room & Bathroom
- Recently Renovated To A High Standard
- Detached Garage & Rear Garden
- Off Road Parking For Several Vehicles
- Desirable Location

General Description

EPC Rating: E52

Located on Towy Avenue, this newly renovated detached home is situated in a desirable spot on the outskirts of the market town of Llandovery yet conveniently located within level walking distance of the town centre and its many facilities.

Towy Avenue, Llandovery, Carmarthenshire.

Property Description
Located on Towy Avenue, this newly renovated detached home is situated in a desirable spot on the outskirts of the market town of Llandovery yet conveniently located within level walking distance of the town centre and its many facilities.

This beautifully presented and elegant property has well-proportioned rooms and high ceilings and comprises of; 3 reception rooms, large open-plan kitchen/family room, utility room and cloak room to the ground floor with 3 double bedrooms and family bathroom to the first floor. To the front of the property is a patio area with off road parking leading to detached garage and garden laid to lawn and patio.

The market town of Llandovery offers comprehensive shopping facilities including public houses/restaurants, cafes, post office, ice cream parlour, patisserie, cottage hospital, doctors surgery, swimming pool and supermarket just on the outskirts of town with junior school and Llandovery College in the private sector.

Entrance Hall (13' 8" Max x 12' 6" Max) or (4.17m Max x 3.81m Max)
With stairs to first floor. Part tiled, part exposed timber floor. 2 radiators.

Dining Room (16' 0" Max x 12' 04") or (4.88m Max x 3.76m)
Measurement into bay window. Former fireplace with slate hearth. Part panelled walls. Exposed timber flooring. Dual aspect windows. Two radiators. Coving.

Living Room (12' 0" x 11' 10") or (3.66m x 3.61m)
With dual aspect windows. Log burner in surround with slate hearth with mantel over. Feature panelled walls. Exposed timber floor. Radiator. Coving.

Office/Playroom (11' 03" x 10' 06") or (3.43m x 3.20m)
With two storage cupboards. Herringbone flooring. Coving. Radiator.

Kitchen / Family Room (33' 08" x 10' 10" Max) or (10.26m x 3.30m Max)
With a Range of floor and eye level cupboards and drawers. Split Belfast sink with boiling water tap. Granite worktop. Rangemaster range with 6 ring gas hob with Rangemaster extractor fan over. Integral dishwasher, fridge and freezer. Breakfast bar. Recess lighting. Two vertical radiators. Two bifold doors to outside.

Cloak Room
With low level WC. Pedestal wash hand basin. Part panelled walls. Radiator.

Utility Room
With floor level cupboards. Belfast sink. Storage cupboard. Pantry area. Recess lighting. Integral washing machine and tumble drier. Radiator. With stable door to outside.

Towy Avenue, Llandovery, Carmarthenshire.

First Floor

Landing
With exposed timber flooring. Panelled walls. Radiator.

Bathroom (12' 02" x 7' 05" Max) or (3.71m x 2.26m Max)
With walk in shower cubicle. Freestanding bath with shower attachment. Low level WC. Sink in vanity unit with lights and mirror. Vertical radiator. Extractor fan. Access hatch to roof space. Recess lighting. Airing cupboard with radiator. Vaillant Gas fired boiler. Herringbone flooring.

Bedroom 1 (16' 07" x 12' 11" Max) or (5.05m x 3.94m Max)
Measurement into bay window. Victorian fireplace with slate hearth and oak beam over. Feature panelled walls. Coving. Exposed timber flooring. Dual aspect windows. Radiator.

Bedroom 2 (13' 03" Max x 12' 07") or (4.04m Max x 3.84m)
With exposed timber flooring. Coving. Radiator.

Bedroom 3 (12' 05" Max x 10' 09") or (3.78m Max x 3.28m)
With dual aspect windows. Exposed timber flooring. Radiator.

EXTERNALLY
To the front of the property is a patio area with off road parking for several vehicles leading to Detached Garage. To the rear of the property there is part patio, part garden with raised beds. Outside tap. Greenhouse.

Detached Garage
Garage with up and over door. Door to additional storage shed.

Services
With mains water, electricity, gas and drainage.

Broadband and Mobile phone
Standard broadband is available in the vicinity. Please check with your provider regarding mobile phone signal.

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.

Council Tax
Band E.

Tenure
Freehold






