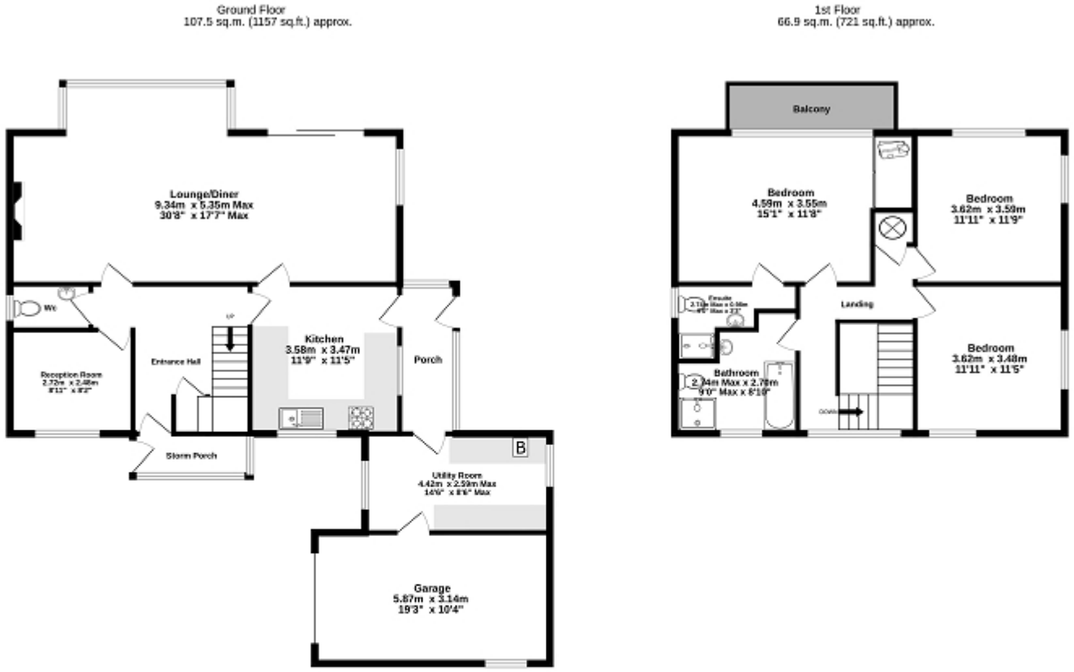


TOTAL FLOOR AREA: 174.4 sq.m. (1878 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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

Maes Y Coleg
Llandovery
Carmarthenshire.

Price **£395,000**











- Detached 3 Bedroom (1 En-Suite) Family Home
- Lounge/Diner, Kitchen, Office, Cloakroom, Bathroom & Utility
- Integral Garage With Parking to Front
- Lawned & Patio Garden To Rear
- Rear Gate With Access To Pedestrian Footpath
- Rear Views Over Llandovery College Sports Field
- Quiet Town Location Just off A40

General Description

A well maintained detached 3 bedroom (1 en-suite) house standing in a small select private development on the edge of the market town of Llandovery and within level walking distance of the town centre.

This spacious family home comprises; lounge/diner, kitchen, office, cloakroom and utility to the ground floor with 3 double bedrooms, 1 en suite and bathroom to the first floor. To the front of the property is a tarmac area for off road parking leading to garage with side pedestrian access to rear lawned garden and patio area. The property backs on to the Llandovery College playing fields with a gate leading to a pedestrian footpath.

Maes Y Coleg, Llandovery, Carmarthenshire.

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The market town of Llandovery offers good shopping facilities with variety of shops, post office, patisserie, 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.

Porch
With tiled floor. Door to entrance hall.

Entrance Hall
With stairs to first floor. Understairs cupboard. Radiator.

Cloakroom
With low level wc, wash hand basin and radiator.

Reception Room. (8' 11" x 8' 02") or (2.72m x 2.49m)
With radiator and shelving.

Lounge / Diner (30' 08" x 17' 07" Max) or (9.35m x 5.36m Max)
Measurement in to bay window. With marble fireplace and mantel over. 3 radiators. Patio doors to rear.

Kitchen (11' 09" x 11' 05") or (3.58m x 3.48m)
With a range of floor and eye level drawers and cupboards. Stainless steel sink and drainer. Eye level double oven. Integral dishwasher. Part tiled walls. Radiator. Dual aspect. Door to rear porch.

Porch
With tiled floor. Door to rear garden and utility.

Utility Room (14' 06" x 8' 06" Max) or (4.42m x 2.59m Max)
With floor and eye level cupboards. Stainless steel sink and drainer. Plumbing for washing machine. Radiator. Dual aspect.

Maes Y Coleg, Llandovery, Carmarthenshire.

Garage (19' 03" x 10' 04") or (5.87m x 3.15m)
With up and over door.

First Floor

Landing
With spacious landing with feature stained glass window. Airing cupboard.

Bathroom (9' 0" Max x 8' 10" Max) or (2.74m Max x 2.69m Max)
With low level wc, pedestal wash hand basin with mirror and light over. Shower cubicle. Panelled bath. Part tiled walls. Radiator.

Bedroom 1 (15' 01" x 11' 08") or (4.60m x 3.56m)
With sliding doors to balcony with beautiful views. Built in wardrobes. Radiator.

En-Suite (9' 0" Max x 3' 03") or (2.74m Max x 0.99m)
With low level wc, wash hand basin and shower cubicle. Part tiled walls.

Bedroom 2 (11' 11" x 11' 09") or (3.63m x 3.58m)
With dual aspect windows. Radiator.

Bedroom 3 (11' 11" x 11' 05") or (3.63m x 3.48m)
With dual aspect windows. Radiator.

EXTERNALLY
To the front of the property is a tarmac area with ample off road parking leading to garage. To the rear of the property is a lawned garden with patio area and garden shed. Gate leading to pedestrian pathway.

Services
With mains water, electricity and drainage. Gas fired central heating.

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
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Tenure
Freehold