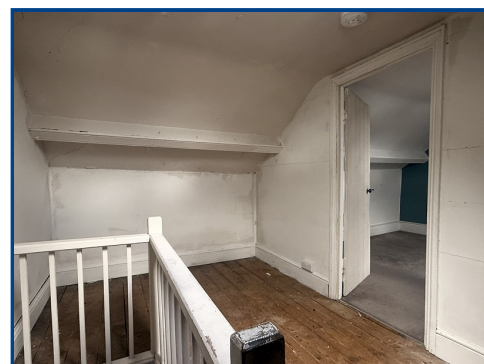
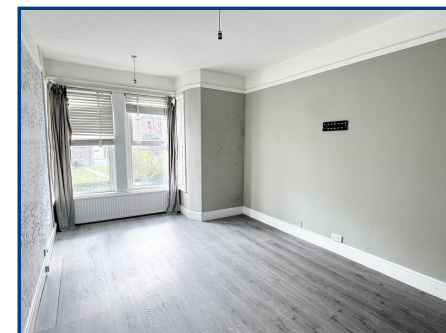


**12 New Road  
Llandovery  
Carmarthenshire.**

Price **£255,000**



- Substantial 4 Bedroom Town House
- Living Room, Kitchen/Diner, Utility Room & Bathroom
- Two Attic Rooms
- Rear Lawned Garden
- Gas Central Heating
- No Onward Chain



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](mailto: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.

**General Description**

A well presented mid terrace 4 bedroom town house located on the north side of New Road in a mainly residential area within level walking distance of the town centre.

**EPC Rating: D62**

**Property Description**

A well presented mid terrace 4 bedroom town house located on the north side of New Road in a mainly residential area within level walking distance of the town centre. The property comprises; Living room, kitchen/diner, utility room, bathroom & 2 attic rooms. Externally, there is a rear garden.

The market town of Llandovery has comprehensive shopping facilities including supermarket, swimming pool, doctor's surgery, cottage hospital, local authority junior school with Llandovery College in the private sector.

**Entrance Porch**

With tiled floor.

**Entrance Hall**

With radiator. Understairs cupboard.

**Living Room (27' 10" x 12' 06") or (8.48m x 3.81m)**

With side alcoves. Two radiators. Door to rear.

**Kitchen/Diner (23' 06" x 11' 0") or (7.16m x 3.35m)**

With floor and eye level drawers and cupboards. Breakfast bar. 1½ bowl sink and drainer. NEFF induction hob unit. Part tiled walls. Double patio doors to outside. Understairs cupboard with shelving.

**Utility Room (10' 11" x 10' 11") or (3.33m x 3.33m)**

With plumbing for washing machine. Stainless steel sink and drainer. Gas fired Worcester boiler. Radiator. Door to separate toilet. Door to rear.

**First Floor**

**Half Landing**

With stairs to main landing.

**Bathroom (7' 07" x 7' 0") or (2.31m x 2.13m)**

With panelled bath. Aqua Profile Plus electric shower over bath. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Heated towel rail.

**Bedroom 1 (10' 10" x 8' 01") or (3.30m x 2.46m)**

With radiator.

**Landing**

With airing cupboard. Radiator.

From the landing, stairs lead to 2 attic rooms with eaves cupboards.

**Bedroom 2 (10' 07" x 9' 09") or (3.23m x 2.97m)**

With radiator.

**Bedroom 3 (14' 0" x 10' 0") or (4.27m x 3.05m)**

Plus bay window area. With radiator.

**Bedroom 4 (11' 02" x 8' 0") or (3.40m x 2.44m)**

With access hatch to roof space. Door to balcony. Radiator.

**EXTERNALLY**

To the front is a walled and railed forecourt area. Rear garden leading to rear lane. The garden is mostly laid to lawn with flower borders. Decking area.

**Services**

Mains electricity, water, drainage and gas connected. Central heating and domestic hot water by means of gas fired boiler.

**Broadband and Mobile phone**

Ultrafast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be likely.

**Local Authorities**

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.

**Tenure**

Freehold

**Council Tax**

D

