

Ground Floor



First Floor



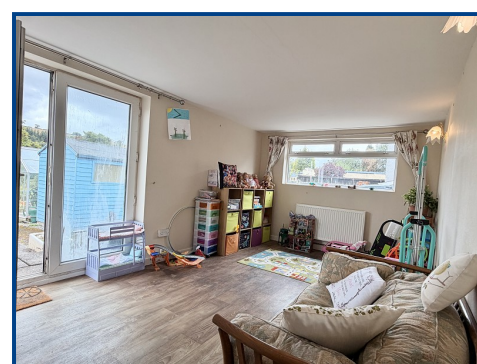
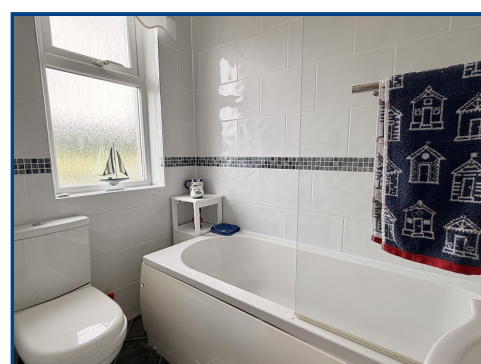
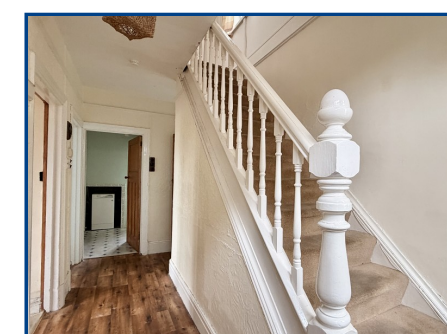
For Information Purposes Only
Plan produced using PlanUp.

Broad Street Llandovery Carmarthenshire.

Price **£250,000**



- Detached 3 Bedroom Family Home
- 3 Reception Rooms, Kitchen/Diner, Bathroom & Cloakroom
- In Need Of Updating
- Lawned Garden To Rear
- Off Road Parking For Several Vehicles
- Additional Commercial Building Available By Separate Negotiation



Viewing: **01550 720 440**

Website: **www.ctf-uk.com**

Email: **llandovery@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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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

Located on Broad Street, this 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.

Broad Street, Llandovery, Carmarthenshire.

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This is a rare opportunity to acquire a property that has not been offered for sale since the 1950's with this family home comprising; 3 reception rooms, kitchen/diner and separate wc to the ground floor with 3 bedrooms and bathroom to the first floor. To the side of the property is a driveway with off road parking for several vehicles leading to lawned rear garden with greenhouse, garden shed and detached garage.

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 (15' 0" x 6' 11") or (4.57m x 2.11m)

With stairs to first floor. Understairs cupboard. Radiator.

Living Room (14' 06" x 10' 09") or (4.42m x 3.28m)

Measurement into bay window. 2 radiators. Gas fire in surround and mantel over.

Dining Room (12' 08" Max x 12' 08") or (3.86m Max x 3.86m)

With radiator. Alcove shelving.

Cloak Room

With low level wc, wash hand basin and former shower cubicle. Ideal Mexico gas fired boiler. Storage cupboards. Radiator.

Kitchen/Diner (16' 01" x 7' 09" x 9' 10") or (4.90m x 2.36m x 3.00m)

Kitchen and dining area is split. With a range of floor and eye level drawers and cupboards. Stainless steel sink and double drainer. Plumbing for washing machine and dishwasher. Dual aspect. 2 radiators. Door to outside.

Sitting Room (16' 04" x 9' 10") or (4.98m x 3.00m)

With radiator. Door to rear garden.

First Floor

Landing

With access hatch to roof space. Radiator.

Bedroom 1 (8' 03" x 8' 0") or (2.51m x 2.44m)

With radiator and storage cupboard.

Bedroom 2 (13' 02" x 12' 10" Max) or (4.01m x 3.91m Max)

With radiator.

Bedroom 3 (13' 02" x 10' 08" Max) or (4.01m x 3.25m Max)

With former open fireplace. Radiator.

Bathroom (6' 05" x 4' 07") or (1.96m x 1.40m)

With panelled bath and shower over. Low level wc. Pedestal wash hand basin. Heated towel rail. Tiled walls.

EXTERNALLY

To the side of the property is a driveway offering ample off road parking leading to detached garage. To the rear of the property is a garden laid mostly to lawn with greenhouse and garden shed.

Agents Note

To the side of the property there is a commercial property for sale by separate

negotiation. Contact the selling agent for further information.

Services

With mains water, electricity, gas and drainage.

Broadband and Mobile phone

Ultrafast 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.

Tenure

Freehold

Council Tax

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