

**Broad Street
Llandovery
Carmarthenshire.**

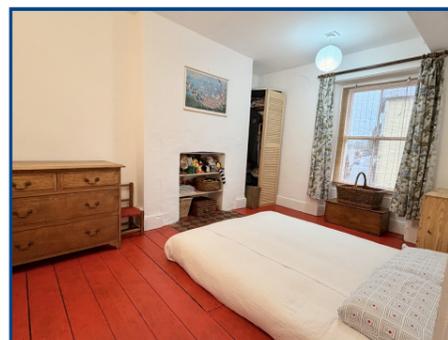
Price **£235,000**



- Grade II Listed 4 Bedroom Town House
- 2 Reception Rooms, Kitchen, Utility, Shower Room & Bathroom
- Substantial Rear Garden Laid To Lawn
- Useful Outbuildings With Rear Off Road Parking
- Level Walking Distance From Town Centre
- Ideal Family Home In A Town Location

General Description

A 4 bedroom mid terraced property located in the market town of Llandovery. Local facilities are within level walking distance of the accommodation which comprises 4 bedrooms, living room, dining room & kitchen.



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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Broad Street, Llandovery, Carmarthenshire.

Property Description

Tanycoed is a Grade II listed town house which stands in a convenient situation within walking distance of the main shopping area of the town and other facilities. The accommodation comprises; 4 bedrooms, living room, dining room, kitchen, utility, shower room and bathroom. Outside the property benefits from lawned rear garden with outbuildings and off road parking.

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

Entrance Porch

With part panelled walls. Single glazed door to.

Entrance Hall

With staircase leading to first floor. Understairs cupboard. Part panelled walls. Timber flooring. Radiator.

Sitting Room (11' 07" x 10' 06") or (3.53m x 3.20m)

Measurement to bay window with former fireplace with mantel over and alcove cupboards. Timber flooring. Radiator.

Living Room (12' 09" x 9' 07" Max) or (3.89m x 2.92m Max)

With solid fuel log burner with tiled hearth and mantel over. Alcove shelving. Timber floor. Radiator.

Kitchen (15' 08" x 8' 08") or (4.78m x 2.64m)

With quarry tiled floor. Radiator. Door to rear.

Utility Room (7' 04" x 4' 07") or (2.24m x 1.40m)

With part tiled walls. Plumbing for washing machine. With stainless steel sink and drainer. Radiator.

Shower Room (7' 03" x 4' 01") or (2.21m x 1.24m)

With quarry tiled floor. Tiled shower cubicle and Triton shower. Wash hand basin. Low level wc.

First Floor

Split Landing

Broad Street, Llandovery, Carmarthenshire.

With access hatch. Painted timber floor.

Bedroom 1 (8' 07" x 10' 09") or (2.62m x 3.28m)

With part panelled walls. Painted timber floor. Radiator. Door leading to:

Bathroom/En-Suite (8' 08" x 5' 05") or (2.64m x 1.65m)

With panelled bath. Pedestal wash hand basin and low level wc. Storage cupboard with Vaillant gas fired boiler. Access hatch. Radiator.

Bedroom 2 (11' 05" x 9' 02") or (3.48m x 2.79m)

With former fireplace. Painted timber flooring. Radiator.

Bedroom 3 (13' 0" x 9' 04") or (3.96m x 2.84m)

With former fireplace with quarry tiled hearth. Painted timber flooring. Radiator.

Bedroom 4 (9' 0" x 5' 07") or (2.74m x 1.70m)

Painted timber floor. Radiator.

EXTERNALLY

To the rear of the property is a substantial garden laid to lawn. Immediately behind the

house is a yard area with 3 stone and slate sheds. At the bottom of the garden is a useful Garage/Workshop which leads to off road parking area shared with 2 neighbouring properties with rear gated access from the town car park.

Services

With mains electricity, gas, water and drainage.

Broadband and Mobile phone

Standard, Super fast and Ultra fast broadband is available in the vicinity and mobile signal in the area is deemed to be good.

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.

