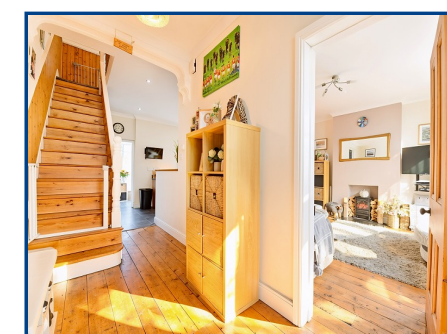




College View Llandovery Carmarthenshire.

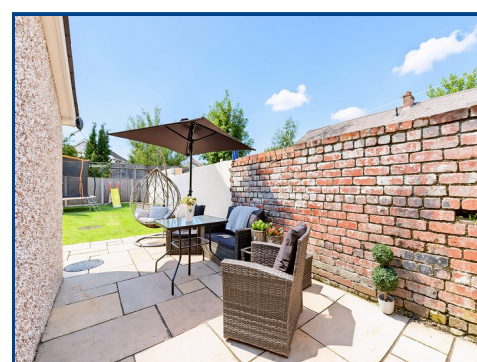
Price **£230,000**



- A Beautiful 3 Bedroom Family Home
- Arranged Over 3 Floors
- Living Room, Kitchen, Utility, Shower Room & Bathroom
- Enclosed Rear Garden Laid To Lawn & Patio
- Convenient Town Location
- No Onward Chain

General Description

A deceptively spacious 3 bedroom family home arranged over 3 floors and situated on the outskirts of the market town of Llandovery yet still conveniently located within level walking distance of the town centre and its many facilities.



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.

Property Description

A deceptively spacious 3 bedroom family home arranged over 3 floors and situated on the outskirts of the market town of Llandovery yet still conveniently located within level walking distance of the town centre and its many facilities.

This well maintained desirable property comprises; living room, kitchen, utility and shower room to the ground floor with 2 bedrooms and bathroom to the first floor leading to the third bedroom on the second floor. To the rear of the property is a lawned garden and patio area with small courtyard to the front.

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.

The accommodation comprises as follows;

Entrance Hall

With exposed timber floor. Stairs to first floor.

Living Room (14' 03" Max x 14' 02") or (4.34m Max x 4.32m)

With bay window. Fireplace with slate hearth. Exposed timber floor. Radiator.

Kitchen/Diner (19' 05" x 11' 07") or (5.92m x 3.53m)

With a range of floor and eye level drawers and cupboards. Stainless steel sink and drainer. 5 ring gas hob with NEFF extractor fan over. Integral dishwasher. Eye level oven. Radiator.

Utility Room (9' 06" x 7' 07") or (2.90m x 2.31m)

With airing cupboard and additional storage cupboard. 2 radiators. Worcester gas fired boiler. Plumbing for washing machine. Panelled ceiling.

Shower Room (9' 07" x 6' 10") or (2.92m x 2.08m)

With walk in shower cubicle. Low level wc, wash hand basin with cupboard under and mirror and light over. Heated towel rail. Recess lighting.

First Floor**Landing**

With radiator. Part panelled walls.

Bathroom (10' 10" x 10' 00") or (3.30m x 3.05m)

With freestanding bath. Low level wc and wash hand basin with cupboard under and illuminated light over. Heated towel rail.

Bedroom 1 (13' 10" x 10' 10") or (4.22m x 3.30m)

With radiator.

Bedroom 2 (12' 10" x 12' 06") or (3.91m x 3.81m)

With bay window. 2 radiators.

Additional Landing

With stairs to second floor. Understairs cupboard.

Second Floor Landing

With radiator and storage cupboard.

Bedroom 3 (15' 04" Max x 14' 04" Max) or (4.67m Max x 4.37m Max)

With restricted headroom. Under eaves storage. Beamed ceiling. 2 velux windows. Built in wardrobe.

Outside

At the rear is a totally enclosed rear garden laid to lawn and patio area with doorway

access to footpath at rear. To the front is a walled and railed forecourt area.

Services

With mains water, electricity, drainage and gas.

Broadband and Mobile phone

Ultra fast broadband is available in the vicinity and the mobile phone 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

Council Tax

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