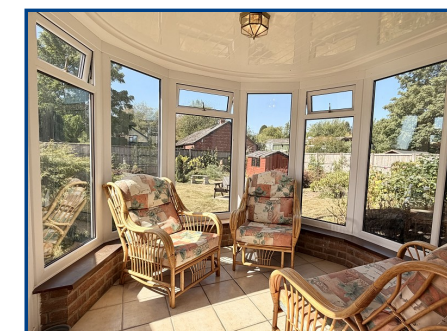


**Dingat Close
Llandovery
Carmarthenshire.**

Price **£370,000**



- Detached 4 Bedroom Bungalow
- 2 Reception Rooms, Kitchen, Conservatory, Utility, WC & Bathroom
- Integral Garage
- Ample Front Parking With Lawned Gardens To Front & Rear
- Rear Access
- Sought After Town Location



General Description

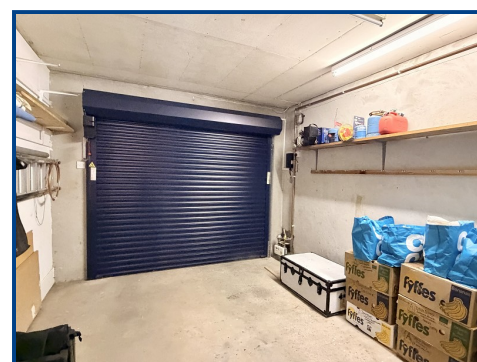
A rare opportunity to acquire a spacious detached 4 bedroom bungalow in a desirable location on the edge of the market town of Llandovery.

Offering well-proportioned accommodation with great potential the property comprises; 4 spacious bedrooms, living room, dining room, kitchen, conservatory, utility, cloakroom, bathroom and integral garage. To the front there is ample off road parking with lawned garden with further lawned garden and patio area to the rear along with rear access.

Ground Floor



For Information Purposes Only
Plan produced using PlanUp.



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.

Dingat Close, Llandovery, Carmarthenshire.

Property Description

A rare opportunity to acquire a spacious detached 4 bedroom bungalow in a desirable location on the edge of the market town of Llandovery.

Offering well-proportioned accommodation with great potential the property comprises; 4 spacious bedrooms, living room, dining room, kitchen, conservatory, utility, cloakroom, bathroom and integral garage. To the front there is ample off road parking with lawned garden with further lawned garden and patio area to the rear along with rear access.

The market town of Llandovery offers good shopping facilities with variety of shops, post office, patisserie, ice cream parlour, 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 (7' 01" x 5' 04") or (2.16m x 1.63m)

With slate flooring. Panelled ceiling. Double doors to outside.

Entrance Hall (16' 09" x 3' 09") or (5.11m x 1.14m)

With large storage cupboard. Airing cupboard. Access hatch to roof space. Radiator.

Cloak Room (7' 03" x 3' 10") or (2.21m x 1.17m)

With low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan.

Living Room (20' 04" x 14' 04") or (6.20m x 4.37m)

With gas fire in surround with mantel over. Radiator

Dining Room (12' 03" x 8' 10") or (3.73m x 2.69m)

With sliding doors to conservatory. Radiator.

Kitchen (12' 02" x 11' 10") or (3.71m x 3.61m)

With floor and eye level cupboards and drawers. Stainless steel sink and drainer. 4 ring electric hob. Bosch eye level oven. Extractor fan. Part tiled walls. Tiled floor. Radiator. Door to utility.

Utility Room (10' 01" x 9' 01") or (3.07m x 2.77m)

With stainless steel sink and drainer. Floor and eye level cupboards and drawers. Plumbing for washing machine. Worcester gas fire boiler. Tiled floor. Radiator. Door to rear. Door to garage.

Conservatory (9' 06" Max x 9' 05") or (2.90m Max x 2.87m)

With double doors to patio. Panelled ceiling. Tiled floor.

Bedroom 1 (11' 04" x 10' 02") or (3.45m x 3.10m)

With radiator.

Bedroom 2 (14' 11" x 9' 11") or (4.55m x 3.02m)

With radiator.

Bathroom (9' 03" x 7' 11") or (2.82m x 2.41m)

With low level WC. Bidet. Pedestal wash hand basin. Panelled bath. Corner shower cubicle. Wall heater. Part tiled walls. Radiator.

Bedroom 3 (11' 08" x 11' 02" Min) or (3.56m x 3.40m Min)

With built in wardrobes. Radiator.

Bedroom 4 (11' 07" x 10' 09") or (3.53m x 3.28m)

With radiator.

Garage (17' 04" x 10' 09") or (5.28m x 3.28m)

With electric up and over door. Concrete floor. Shelving.

EXTERNALLY

To the front of the property there is ample off road parking with lawned garden. Side path

leading to rear lawned garden with patio. Garden shed. Rear access to Gas Works Lane.

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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