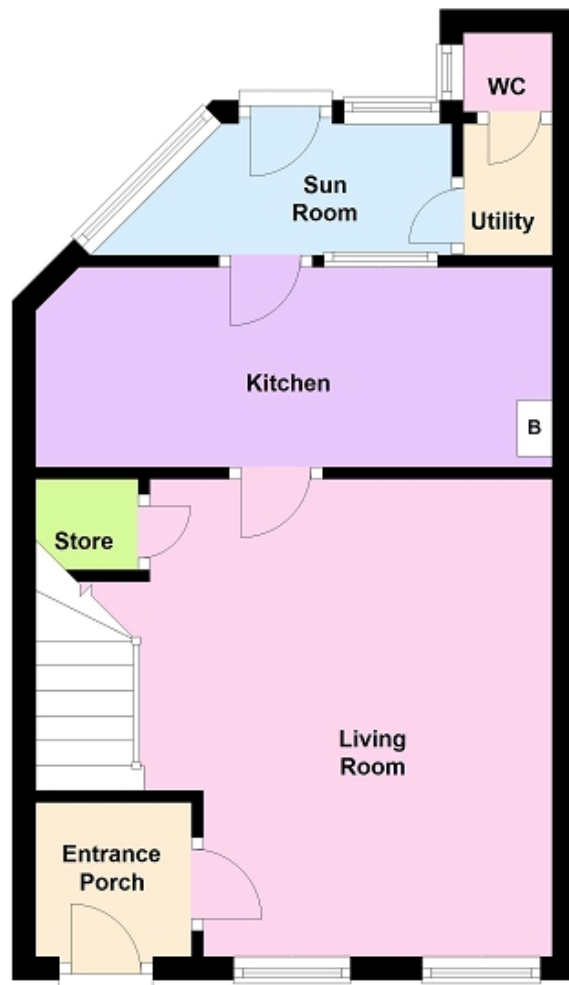
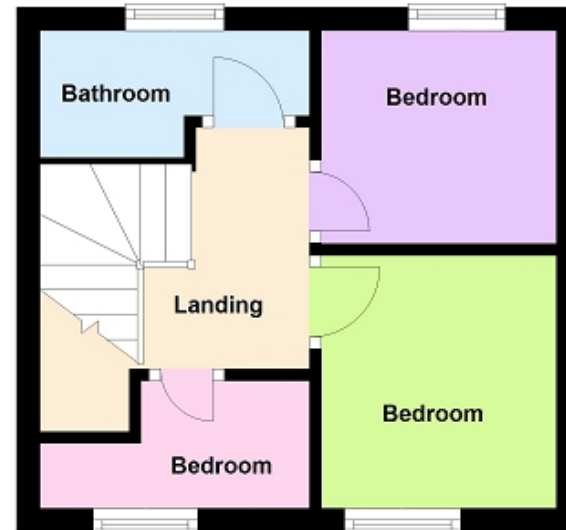


Ground Floor



First Floor



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

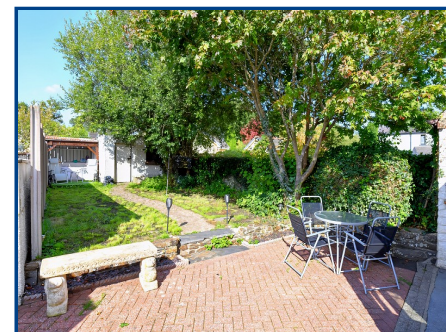
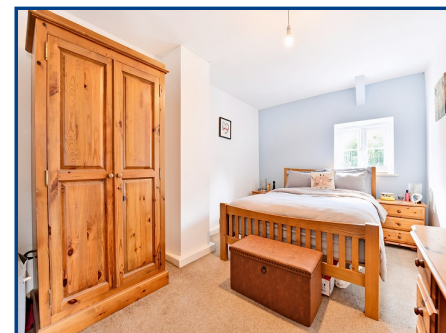
12 Offices Across South Wales

Llanwrda Carmarthenshire.

Price **£229,000**



- 3 Bedroom Semi Detached Village House
- Living Room, Sunroom, Utility Room & Bathroom
- Rear Garden With Outbuilding
- Off Road Parking
- Convenient Village Location



EPC Rating: E47

General Description

A 3 bedroom semi detached house situated on the edge of the village of Llanwrda within walking distance of the village centre. The accommodation comprises; living room, kitchen, utility room, sunroom, 3 bedrooms and bathroom. The property benefits from off road parking and rear garden with outbuilding.

Viewing: **01550 720 440**

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

Email: **llandover@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.

Tel: **01550 720 440**

Email: **llandover@ctf-uk.com**

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

Llanwrda, Llanwrda, Carmarthenshire.

Property Description

A 3 bedroom semi detached house situated on the edge of the village of Llanwrda within walking distance of the village centre. The accommodation comprises; living room, kitchen, utility room, sunroom, 3 bedrooms and bathroom. The property benefits from off road parking and rear garden with outbuilding.

The village of Llanwrda has a village hall and places of worship. The A40 trunk road runs through the village about 1/4 mile from the property allowing access to the other market towns of Llandovery about 3 miles and Llandeilo about 9 miles.

The market town of Llandovery offers comprehensive shopping facilities with a variety of shops, post office, chemist, patisserie, ice cream parlour, butchers, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with a swimming pool and a supermarket on the outskirts of the town. In addition there is the upper Towy Valley village of Llangadog with further facilities of mini market, butchers, post office and other useful outlets within about 3 miles.

The accommodation comprises as follows;

Ground Floor

Entrance Lobby (4' 04" x 4' 02") or (1.32m x 1.27m)

With quarry tiled floor.

Living Room (17' 01" x 15' 06") or (5.21m x 4.72m)

With understairs cupboard, fireplace with Stovak multi fuel stove. Hardwood mantel. Alcove to sides of chimney breast. Exposed beams, 3 wall lights and 2 window seats.

Kitchen (17' 08" x 8' 04") or (5.38m x 2.54m)

With floor and eye level kitchen cupboards and drawers, stainless steel sink and drainer. Hotpoint electric cooker with grill. Baumatic 4 ring hob with Bosch extractor over. Plumbing for dishwasher. Part ceramic tiled walls. Exposed beams. Radiator. Oil fired Worcester boiler.

Sun Room (11' 0" x 5' 10") or (3.35m x 1.78m)

Exposed beams. Door to rear.

Utility Room

With Belfast glazed sink. Shelving and cupboards. Toilet beyond with low level wc. Plumbing for washing machine.

Rear Porch

With quarry tiled floor.

First Floor

Landing

With trap door access to roof space with built in ladder. Boarded attic with light.

Bedroom (15' 06" x 9' 07") or (4.72m x 2.92m)

With radiator.

Bedroom (9' 0" x 8' 11") or (2.74m x 2.72m)

With laminated floor. Radiator.

Bedroom

'L' shaped measuring 10'4 x 9'4 max with laminated floor. Radiator.

Bathroom (7' 09" x 6' 11") or (2.36m x 2.11m)

With panelled bath, low level wc, pedestal hand basin. Part ceramic tiled walls. Electric Mira Sport Shower over bath. Airing cupboard. Radiator. Extractor fan.

Outside

Garden Shed measuring 12'1 x 11' 3 with electric light and power. Further building measuring 8'01 x 7'10.

Services

Mains electricity, water and drainage. Central heating by means of oil fired boiler.

Broadband and Mobile phone

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

Council Tax

C

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

Agents Note

The property is offered for sale by persons related to a member of Clee Tompkinson & Francis' staff.

