

Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

New Road
Llandovery
Carmarthenshire.

£1,000 Monthly



- AVAILABLE TO RENT
- Immaculately Presented 4 Bedroom Town House
- Kitchen, Large Living Room, Dining Room, Sunroom & Bathroom
- Rear Garden with Garage
- Gas Central Heating
- Level Walking Distance of Town Centre
- Council Tax - Band D
- Holding Deposit - £100
- Terms - Minimum 6 Months

General Description

EPC Rating: D56

An immaculately presented 4 bedroom mid terrace town house conveniently situated within level walking distance of the town centre. The accommodation comprises large living room, dining room, kitchen, sun room, bathroom and four bedrooms.

Viewing: 01550 720 440

Website: www.ctf-uk.com

Email: llandovery@ctf-uk.com

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Professional Services

Our 14 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

Tel: 01550 720 440

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New Road, Llandovery, Carmarthenshire.

Property Description

An immaculately presented 4 bedroom mid terrace town house conveniently situated within level walking distance of the town centre. The accommodation comprises large living room, dining room, kitchen, sun room, bathroom and four bedrooms.

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.

Rent £1000. Bond £1000.

Entrance (4' 11" x 4' 10") or (1.50m x 1.47m)
With double glazed door. Part wooden panelled walls. Storage cupboard.

Hall

Carpeted stairs to first floor. Understairs cupboard. Wooden Flooring.

Living Room (23' 08" x 12' 04") or (7.21m x 3.76m)

With bay window, part wooden and part carpeted flooring. Electric fireplace in wooden surround. 3 Radiators.

Sun Room (12' 00" x 8' 02") or (3.66m x 2.49m)

Exposed stone and brick walls. Double glazed window and door to rear garden.

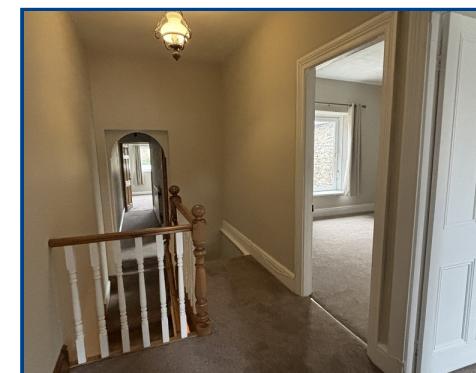
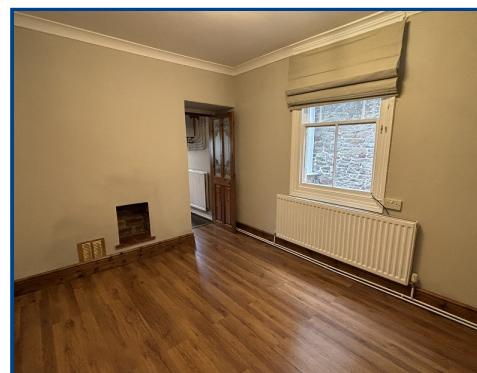
Dining Room (11' 07" x 8' 02") or (3.53m x 2.49m)

With wooden flooring. Internal sash window into sunroom. Radiator.

Kitchen (11' 11" x 9' 11") or (3.63m x 3.02m)

With a range of floor and eye level drawers and cupboards. Stainless steel sink with drainer. Double oven. Wall base shelving. 4 ring gas hob. Integral dishwasher. Tiled floor and part tiled walls. Plumbing for washing machine. Vaillant boiler. Radiator. Door to rear garden.

First Floor.



Bedroom 1 (12' 0" x 9' 10") or (3.66m x 3.00m)

With carpet and radiator.

Bedroom 2 (11' 03" x 11' 09") or (3.43m x 3.58m)

With carpet and radiator.

Bedroom 3 (10' 06" x 11' 0") or (3.20m x 3.35m)

With carpet and radiator.

Bedroom 4 (7' 01" x 7' 08") or (2.16m x 2.34m)

With carpet and radiator.

Bathroom (11' 11" x 5' 10") or (3.63m x 1.78m)

With wash hand basin, panelled bath with mixer tap and shower attachment, low level wc, shower cubicle with mixer tap, radiator, part tiled walls and tiled floor.

EXTERNALLY

The property benefits from a garden to the rear with patio area leading to lawned area and a garage. Outside toilet. Parking at rear.

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Garage (15' 05" x 19' 02") or (4.70m x 5.84m)

With double glaze window and door. Wall and base units. Up and over electric door.

Services

Mains electricity, gas, water and drainage.

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Council Tax

Band D.

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.

Broadband and Mobile phone

Ultrafast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

