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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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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.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

New Road
Llandovery
Carmarthenshire.

Price **£235,000**











- Mid Terraced 4 Bedroom Property
- Living Room, Sitting Room/Dining Room, Kitchen, Bathroom & Shower Room
- Rear Garden With Detached Garage
- Rear Off Road Parking
- Within Level Walking Distance Of Town Centre Amenities

General Description

EPC Rating: D66

A beautifully presented mid terraced 4 bedroom property conveniently situated on the outskirts of the market town of Llandovery. The deceptively spacious property comprises; living room, sitting room/dining room, kitchen and bathroom on the ground floor with 4 bedrooms and shower room on the first floor. To the rear of the property is a spacious garden leading to detached garage. The property also benefits from rear off road parking.

New Road, Llandovery, Carmarthenshire.

Property Description
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The market town of Llandovery offers good shopping facilities with a 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 tiled floor.

Entrance Hall
With staircase to first floor. Understairs cupboard. Radiator.

Living Room (13' 04" x 11' 03") or (4.06m x 3.43m)
With bay window. Portway multi fuel stove in brick surround with tiled hearth. Radiator.

Sitting Room / Dining Room (12' 05" Max x 11' 01") or (3.78m Max x 3.38m)
With Portway multi fuel stove in brick surround with tiled hearth. Alcove cupboards. Double doors to rear garden. Radiator.

Kitchen (12' 07" x 9' 03") or (3.84m x 2.82m)
With a range of floor level drawers and cupboards. Belling Farmhouse range with 5 ring ceramic hob in tiled surround. Stainless steel sink and drainer. Wall heater. Baxi boiler. Extractor fan. Recess lighting. Part tiled walls. Quarry tiled floor.

Bathroom (5' 08" x 5' 01") or (1.73m x 1.55m)
With low level wc. Wash hand basin in vanity unit. Panelled bath with shower attachment over. Heated towel rail. Part tiled walls. Tiled floor. Extractor fan.

First Floor

Landing
With access hatch to roof space.

New Road, Llandovery, Carmarthenshire.

Shower Room (5' 11" x 4' 01") or (1.80m x 1.24m)
With corner shower cubicle. Combined Two in One sink unit and toilet. Part tiled walls. Recess lighting. Extractor fan.

Bedroom 1 (9' 02" x 8' 09") or (2.79m x 2.67m)
With radiator.

Bedroom 2 (11' 04" x 10' 06") or (3.45m x 3.20m)
With Victorian open fireplace and tiled hearth. Radiator.

Bedroom 3 (8' 0" x 7' 0") or (2.44m x 2.13m)
With Victorian open fireplace and tiled hearth. Radiator.

Bedroom 4
With radiator.

EXTERNALLY
To the rear of the property is a spacious lawned garden with flower borders, outside tap, storage shed and coal shed.

Detached Garage (19' 03" x 15' 07") or (5.87m x 4.75m)
Of block construction with concrete floor with up and over door. To the rear of the garage is a sheltered parking spot.

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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