Orchard Street
Llandovery
Carmarthenshire.

Price **£155,000**











- Mid Terrace 2 Bedroom Town House
- Spacious Living/Dining Room, Kitchen & Shower Room
- Easily Managed Enclosed Rear Courtyard
- Well Presented Accommodation
- Within Walking Distance Of Llandovery Town

General Description

EPC Rating: D67

17 Orchard Street is a mid terrace 2 bedroom town house situated within level walking distance of the town centre facilities. The accommodation comprises living room/dining room, kitchen and shower room. Externally there is a rear courtyard area.

Orchard Street, Llandovery, Carmarthenshire.

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The market town of Llandovery offers good shopping facilities with 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.

Living/Dining Room (18' 02" x 13' 08" Max) or (5.54m x 4.17m Max)
With stairs to first floor. Exposed beams. Exposed stone wall. Fireplace with electric fire with slate hearth and alcove to side. Tiled Floor. Under stairs storage cupboard. Radiator.

Kitchen (7' 11" x 7' 09") or (2.41m x 2.36m)
With floor and eye level cupboards and drawers. Stainless steel sink and drainer. Rangemaster oven with 4 ring gas hob and Comfee extractor fan over. Baxi boiler. Radiator. Door to rear.

Shower Room (5' 07" x 7' 09") or (1.70m x 2.36m)
With low level WC. Sink with cupboard under. Shower cubicle with PVC Wall panels. Heated Towel rail. Monsoon extractor fan.

First Floor

Landing
With feature portal window. Access hatch to roof space.

Bedroom 1 (7' 02" x 8' 02") or (2.18m x 2.49m)
With built in wardrobe and linen cupboard. Radiator.

Bedroom 2 (9' 01" Max x 7' 02") or (2.77m Max x 2.18m)
With alcove. Radiator.

EXTERNALLY
Rear enclosed courtyard. Laundry shed with water and electric. Outside tap with hot and cold water.

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 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.

Tenure
Freehold

Council Tax
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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.

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.