



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**

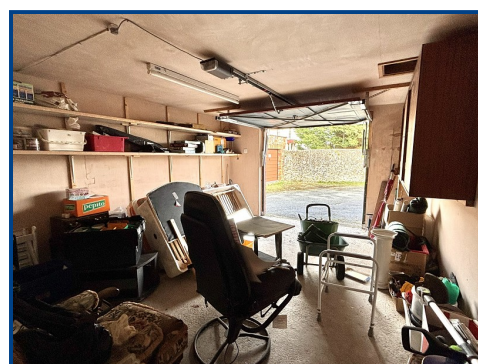
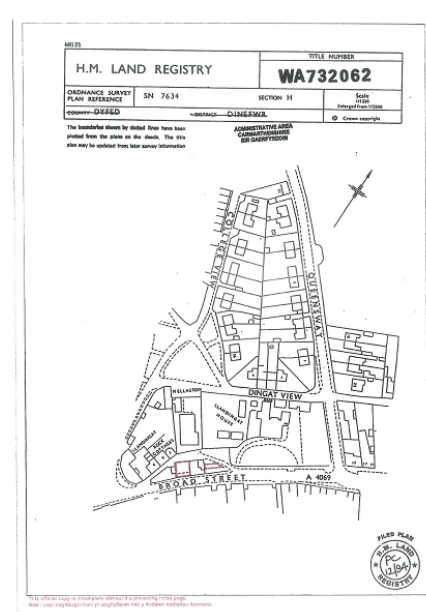
12 Offices Across South Wales

Broad Street Llandovery Carmarthenshire.

Price **£239,950**



- Semi Detached 3 Bedroom Bungalow
- Highly Sought After Location
- Level Walking Distance Town Centre Facilities
- Garage
- **No Chain**



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.

General Description

A semi detached 3 bedroom bungalow located in a sought after location on Broad Street, Llandovery with accommodation comprising living room, three bedrooms, shower room and kitchen. Externally there is a front forecourt and side patio area.

EPC Rating: D58

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Property Description

A semi detached 3 bedroom bungalow located in a sought after location on Broad Street, Llandovery with accommodation comprising living room, three bedrooms, shower room and kitchen. Externally there is a front forecourt and side patio area. The property also benefits from a garage which lies within close proximity of the bungalow.

The property is located within level walking distance of the town centre facilities which includes a range of shops, library and post office. There is also a doctors surgery, cottage hospital, swimming pool and supermarket within the town together with a primary school and Llandovery College in the private sector.

Entrance Porch

Entrance Hall

With airing cupboard. Access hatch to roof space. Separate storage cupboard with Ideal Boiler. Radiator.

Living Room (16' 0" x 13' 02") or (4.88m x 4.01m)

Being accessed by double doors. Electric fire set in fireplace. Radiator. Serving hatch.

Bedroom 1 (12' 05" x 9' 08") or (3.78m x 2.95m)

With radiator.

Bedroom 2 (10' 09" x 7' 10") or (3.28m x 2.39m)

With radiator.

Bedroom 3 (13' 01" x 9' 08") or (3.99m x 2.95m)

With radiator.

Shower Room (6' 09" x 6' 04") or (2.06m x 1.93m)

With tiled floor, low level wc, pedestal wash hand basin, walk in shower. Radiator.

Kitchen (11' 07" x 11' 05") or (3.53m x 3.48m)

With a one and a half bowl sink and drainer. Range of floor and eye level drawers and cupboards. Integrated fridge/ freezer and dishwasher. Bosch cooker. Radiator.

Rear Porch/Utility Room

With plumbing for automatic washing machine.

Forecourt area together with side patio area and rear pathway.

Garage (16' 0" x 12' 10") or (4.88m x 3.91m)

With automatic door. Utility room and separate toilet with low level wc.

Services

Mains water, electricity, gas and drainage.

Tenure

The property is Freehold. There is a Right of Way to garage rear access doorway.

Agents Note

The Land Registry plan showing the extent of the property and the location of the garage is attached to this set of details.

Local Authority

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

Broadband and Mobile phone

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

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.

Council Tax

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