

Ref: 0vic20

37 Victoria Street, Llandovery, Carmarthenshire, SA20 0YD

**3 Bed Period Terrace House**  
**Conveniently situated within level walking distance of all town amenities.**

Llandeilo 12 miles, Brecon 21 miles, Carmarthen 27 miles.



Period stone built mid terraced house, with rendered elevations under a slate roof, offers good size accommodation with mains gas-fired central heating and predominantly double glazed windows. The property is conveniently situated in a residential area within easy level walking distance of all town amenities.

Ground Floor: Entrance Hall, Lounge, Kitchen/Dining Room, Pantry, Utility Room, Bathroom. First Floor: 3 bedrooms. (EER: D)

Externally: Rear garden with a small outbuilding, Greenhouse and the benefit of a side alley access from Victoria Street.

The friendly and attractive old market town of Llandovery enjoys a lovely setting in the picturesque Towy Valley surrounded by rolling hills near the glorious landscapes of the Brecon Beacons National Park. There is a good selection of shops, a supermarket, post office, banks, hotels, cafes, restaurants, pubs, doctor's and dentist's practices, small cottage hospital, primary school (a new secondary school will be opening in Llandeilo in Sept 2016), and a public school (Llandovery College). A bus service, and railway station on the scenic Heart of Wales line (from Shrewsbury to Swansea with links to London). The High Street is part of the A40 road providing a route across south-west Wales and to England and the A483 also serves the town (Swansea-Chester). There are opportunities for plenty of outdoor activities in the area and numerous places to visit within easy driving distance. Access to the A48/M4-link road is about 21 miles away and the county town of Carmarthen is 27 miles distant with excellent shopping, multi-screen cinema, general hospital, and main line railway station.

**Price Guide: £99,950**

## THE ACCOMMODATION COMPRISES:

### Ground Floor –

- ENTRANCE HALL:** Partially glazed uPVC front door leads into the entrance hall with staircase to the first floor. Door off to the lounge:
- LOUNGE:** 18'10" x 11". Fireplace (currently unused but with a gas connection facility in place to install a gas heater or you could easily put in a multi-fuel stove). Wall mounted Electric 'Fire Effect' heater. Airing cupboard, window to the front and further window to the rear aspect. Door to the kitchen/dining room.
- KITCHEN/  
DINING ROOM:** 11'8" x 9'4". Range of wall and base units incorporating a breakfast bar, with wood effect work surfaces over. Stainless steel sink with single drainer, tiled splashbacks. Built in oven and grill, 4 ring electric hob. Vaillant wall mounted gas boiler. Room for a dining table and chairs. Window to the side. Door to the inner lobby.
- INNER LOBBY:** Opening to the walk-in pantry, door to the bathroom and further door into the utility room. Wood effect flooring.
- PANTRY:** 5' 6" x 2'8". Range of shelving. Wood effect flooring. Window to the rear.
- UTILITY ROOM:** 21' 11" x 5'. Stainless steel sink with cupboard below. Plumbing for a washing machine. External door to the rear garden.
- BATHROOM:** 8'10" x 6'. Suite comprising, panelled bath with shower over. Pedestal wash hand basin, close coupled W.C. Partially tiled walls and wood effect flooring. Window to the side aspect. Extractor fan. Access to roof space.

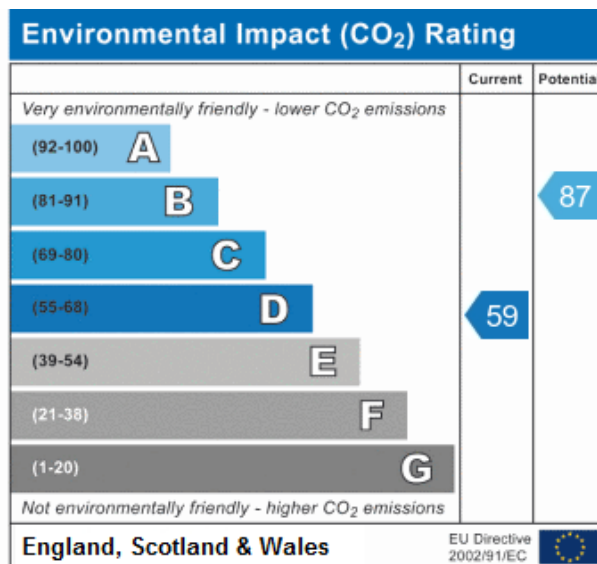
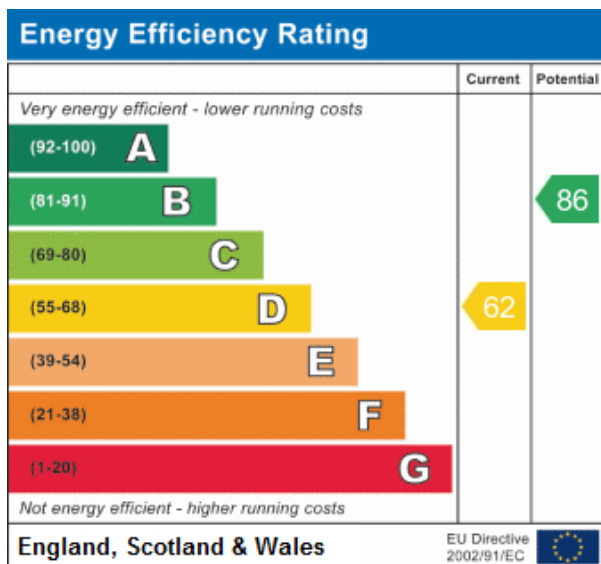
### First Floor –

- LANDING:** 11' x 6'. Window to the rear. Loft access and doors to:
- BEDROOM 1:** 10'7" x 10'6". Exposed floorboards. Built-in wardrobe. Window to the front aspect.
- BEDROOM 2:** 11'8" x 8'. Built-in wardrobes, window to the rear aspect.
- BEDROOM 3:** 8'9" x 7'4". Window to the front aspect.

### EXTERNALLY:

- GARDENS:** From Victoria Street, a door leads into a shared alleyway (that also serves the neighbouring property), and continues to the rear of the house.
- At the rear there is a patio with a small lawn and former vegetable bed area, beyond which is a greenhouse. A useful block built outhouse 8'6" x 6'2" could be used for storage or as a small workshop.

**ENERGY PERFORMANCE:**



**SERVICES:**

We understand that the property is connected to mains water, mains electricity, mains gas, and mains drainage. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

**COUNCIL TAX:**

We are informed that the property is within Council Tax Band "B" (Carmarthenshire County Council)

**FIXTURES & FITTINGS:**

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

**WAYLEAVES & EASEMENTS :**

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

**TENURE & POSSESSION:**

We are informed that the property is freehold with vacant possession on completion, by arrangement.

**VIEWING:**

**By appointment with PROFILE HOMES**  
**Tel: 01550 777790**  
**Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)**  
**Website: [www.profilehomes.com](http://www.profilehomes.com)**

**NOTES:**

**PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

**PROFILE HOMES**

Tel: 01550 777790, Email: [contact@profilehomes.com](mailto:contact@profilehomes.com), Web: [www.profilehomes.com](http://www.profilehomes.com)  
 Penybank Farm Office, Llangadog, Carmarthenshire, SA19 9DU

This document is Copyright © 2005-2016 PROFILE HOMES. All rights reserved. Any unauthorised reproduction or plagiarism will constitute an infringement of copyright.