

Ref: Onew20

55 New Road, Llandovery, Carmarthenshire, SA20 0EA

Spacious 3 Bed Period Terrace House
Good size rear garden and off street parking
Pleasantly situated within level walking distance of all town amenities.

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



This attractive period stone built terraced house, under a slate roof, offers spacious accommodation with high ceilings, mains gas-fired central heating and double glazed windows. The property is pleasantly situated in a residential area not far from the prestigious Llandovery College and within easy walking distance of town amenities.

Ground Floor: Entrance Hall, Cloakroom, Lounge, Kitchen, Utility Room. First Floor: 3 bedrooms and bathroom. (EER: D)

Externally: small front courtyard and good size rear lawn with off road parking area.

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 Cambrian uplands and Brecon Beacons National Park. This popular town has a mix of Georgian and Victorian architecture, Norman Castle ruins, a Heritage Centre and a public school (Llandovery College). 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), 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: £105,000

THE ACCOMMODATION COMPRISES:

Ground Floor –

- ENTRANCE HALL:** 16' x 3'4". Fully glazed front door leads into the entrance hall. Staircase to the first floor. Tiled floor, doors to the cloakroom and the lounge:
- CLOAKROOM:** Wash hand basin, tiled splashbacks, fitted mirror and light. Close coupled W.C. Window to the rear.
- LOUNGE:** 22'3" x 10'8". Bay window to the front aspect, built in cupboard. Fireplace with timber mantle and surround and tiled hearth. Door to the kitchen.
- KITCHEN:** 12'4" x 8'10". Range of wall and base units with work surface over and tiled splashbacks. 1 ½ bowl Stainless steel sink with single drainer. Built in oven with gas hob and extractor. Storage cupboard. Tile effect flooring, window to the side. Door to the utility room.
- UTILITY ROOM:** 10'2" x 8'3". Range of cream wall and base units with wood effect work surface over and tiled splashbacks. Stainless steel sink with single drainer. Plumbing and space for a washing machine/tumble dryer. Recently installed, wall mounted Vaillant Gas Combination boiler. Tile effect flooring, window to the rear and external glazed door to the rear garden.

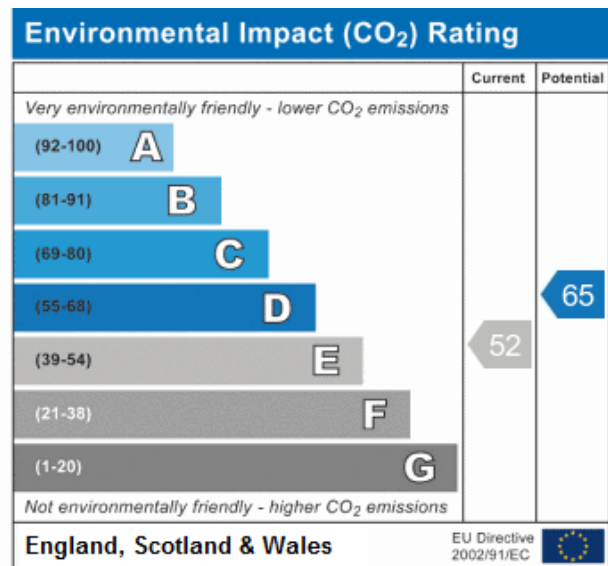
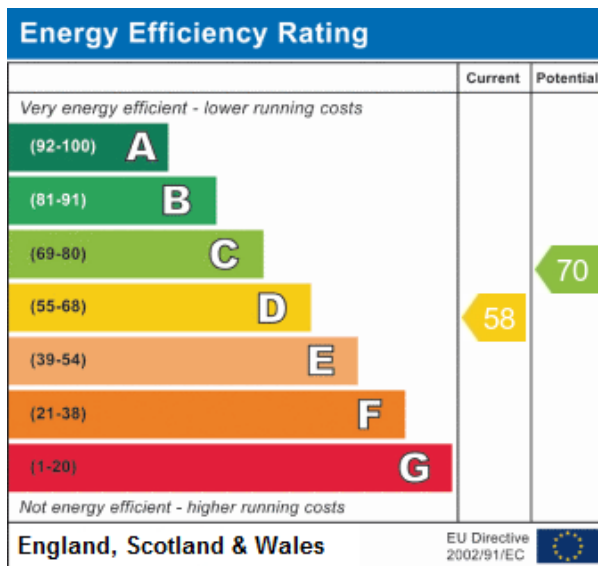
First Floor –

- LANDING:** The staircase from the entrance hall leads up to the first floor landing. Window to the side aspect. Airing cupboard (heated), loft access and doors off to the Bedrooms and Bathroom.
- BEDROOM 1:** 13'1" x 9'2". Two window to the front aspect with bespoke cast iron Juliette balconies. Built in wardrobe, corner cupboard.
- BEDROOM 2:** 10'3" x 10'1. Window to the rear aspect. Built in wardrobe.
- BEDROOM 3:** 9'6" x 8'2". Window to the rear aspect.
- FAMILY BATHROOM:** 9'4" x 6'. Coloured suite comprising panelled bath with shower over and curtain rail, pedestal wash hand basin, fitted mirror, shaver point and light, close coupled W.C. Partially tiled walls, window to the side aspect.

EXTERNALLY:

- GARDENS:** To the front, there is a small forecourt bounded by a dwarf wall with wrought iron railings.
To the rear, a small gravelled patio and long lawn, which is enclosed by a tall timber fence to one side and a stone wall to the other. A paved pathway from the house leads alongside the lawn to a garden shed and beyond where there is an off street car parking area with vehicular gateway.
There is also a small uncovered area to the side of the house ideal for storage of garden implements/bicycles etc.

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 "C" (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 & RIGHTS OF WAY:

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
Website: www.profilehomes.com

Llandovery is a friendly and attractive old market town enjoying a lovely setting in the picturesque Towy Valley surrounded by rolling hills near the glorious landscapes of the Cambrian uplands and the Brecon Beacons National Park. This popular town has a mix of Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a famous public school (Llandovery College). 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 and secondary schools, rugby club, bus service, and Heart of Wales railway station. The High Street is part of the A40 road and the A483 also serve the town.

The area offers opportunities for a range of outdoor activities such as walking, cycling, horse riding, bird-watching, canoeing, fishing, etc., with Brecon Beacons National Park, Crychan Forest, and the Cambrian Uplands almost on the doorstep.

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

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