

LLANDEILO
01558 821196



Terraced House - Llandovery



3 Bedrooms

Reference
DMP 70

£219,950
SOLD

53 New Road, Llandovery,
Carmarthenshire, SA20 0AE

The property is a 3 bedroom mid terrace situated towards the Northern end of New Road in Llandovery. The construction is of

traditional stone and render under a natural slate roof. The property is double glazed throughout and has gas central heating.

To r

53 New Road

- **Gas central heating**
- **Open plan lounge diner**
- **Large garden**
- **Short walk to town centre**
- **Double glazed**
- **Double garage**
- **Off street parking to rear**
- **Close to railway station**

The property is a 3 bedroom mid terrace situated towards the Northern end of New Road in Llandovery. The construction is of traditional stone and render under a natural slate roof. The property is double glazed throughout and has gas central heating. To rear there is a double garage, off street parking and garden laid to lawn. The property is in good order and nicely finished.

Ground Floor

Front Hallway: 3.675m x 0.960m leading to the main reception room and staircase, radiator.

Reception & dining room: 6.678m (max) x 4.209m (max) includes the stairwell and storage cupboard below. There are two radiators and a traditional fire place and a surround and a coal effect gas fire. Views to front and rear aspect. Fully fitted carpet. Leading to kitchen.

Kitchen: 4.034m x 2.644m fully fitted with a range of base and wall units. Belling double oven with 4 ring induction hob with extractor fan over. Stainless steel single bowl with mixer tap and single drainer sink. Plumbing for dish washer. Tiled floor,

radiator and leading to Utility room and WC. Views to side and rear aspect.

Utility & WC: 2.878m x 1.878m plumbing for washing machine and dishwasher.

Radiator, tiled floor and rear entrance. Views to rear aspect and garden.

First Floor

Landing: Leading to all rooms on first floor. Two radiators.

Bedroom: 3.926m x 2.704m radiator, full length cupboards, TV point, views to front aspect.

Bedroom: 3.104m x 3.092m radiator, full length cupboard, views to rear aspect.

Bedroom: 2.893m x 2.723m radiator, views to rear aspect.

Bathroom: 2.268m x 1.833m Low level WC, pedestal hand basin and panel bath with Triton T80 shower over, shower screen & stainless steel towel rail, views to side aspect.

EPC Rating: C

Council Tax: We are advised that the property is in Band C

Services: the property has mains gas electricity water and sewerage. Broadband (Fibre to house)

Local Authority: Carmarthenshire County Council, District Offices, 3 Spillman Street, Carmarthen SA31 1LE

External

Access to the rear garden is from the Utility. The garden is of a generous size and has a double garage to the rear with off street parking for a further two cars. The property has a separate access to the rear. Road parking to the front on New Road.

Agent`s comments:

An opportunity to purchase a home close to the centre of Llandovery and 5 mins walk from the railway station. Early viewing is recommended.

Viewing: Strictly by appointment through the Agents.

Details

Contact Us

LLANDEILO

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