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RICS



Since 1989

*A very substantial and diversely Appealing 4/5 bedroomed Town House with Extensive Gardens.
Llandovery, Mid Wales.*



20 Queen Street, Llandovery, Carmarthenshire. SA20 0BU.

REF: R/2872/LD

£210,000

*** Looks can be deceiving *** A substantial and spacious townhouse *** 4/5 bedroomed and 3 bathrooms ***
Mains gas central heating *** UPVC double glazing throughout ***

*** Great opportunity for a development with potential for 2/3 separate dwellings***

A large extensive and private garden with mature hedgerows *** Established vegetable gardens *** Patio Area
*** Access to garden via private alley *** Pleasantly and conveniently positioned in the town of Llandovery ***
Level walking distance with the town square and a wide range of local amenities ***

***Contact us to view today ***

Location

Located in the market town of Llandovery on the doorstep of the famous Brecon Beacons. Llandovery itself benefits from comprehensive shopping facilities with a variety of shops, post office, patisserie, butchers, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with swimming pool and supermarket on the outskirts of town.

General Description

20 Queen Street is a rare opportunity to obtain a 4/5 bedroomed and 3 bathroomed property, with a large extensive and private garden to the rear. The property has the opportunity to be fantastic large family home or an investment with the potential of being divided into two or three separate dwellings.

The offering of this property is not to be missed. An early viewing is highly recommended.

The accommodation provides more specifically the following:-

UPVC Front Entrance door

Dining Room

19' 7" x 11' 5" (5.97m x 3.48m) With traditional quarry tile flooring with a feature stone inglenook fireplace with a stand out oak mantle and a cast iron multi fire stove. UPVC Sash window to the front of the property. Stair case leading to the first floor.



Rear Hallway

Cloakroom with a Low Level Flush W.C., and a wash hand basin. Leading to the kitchen.

Kitchen

19' 8" x 11' 5" (5.99m x 3.48m) With quarry tile flooring. Modern range of fitted floor and wall units with a hardwood work surface. One and Three Quarters stainless steel sink with a drainer unit, space and plumbing for an automatic dishwasher. A solid fuel 'Rayburn' range and a rear entrance UPVC door leading to the garden. A space saving staircase to loft above:-



Loft Room One

10' 9" x 6' 2" (3.28m x 1.88m)

Loft Room Two/Office

13' 4" x 9' 2" (4.06m x 2.79m) With exposed A-frame beams, Velux window and an airing cupboard.

Living Room

19' 8" x 11' 5" (5.99m x 3.48m) With a separate UPVC rear access door leading to the garden. Tile floor with a large multi fuel stove. Radiator.





Utility Room

7' 9" x 12' 6" (2.36m x 3.81m) Space for an automatic washing machine, stainless steel sink and drainer unit. An electric cooker point. A shelved airing cupboard.



Library

12' 0" x 5' 3" (3.66m x 1.60m) With quarry tile flooring. Fitted book shelves and a Worcester gas boiler which runs all domestic of the property.

Front Reception Room/ Playroom

19' 7" x 10' 2" (5.97m x 3.10m) Quarry tile floor and radiator. UPVC sash window to the front of the property. Staircase to first floor



First Floor

With a gallery Landing.

Family Bathroom

With a pedestal wash hand basin, Low Level W.C, panelled bath. A large airing cupboard and radiator. Access to loft.



Bedroom 4

10' 4" x 16' 10" (3.15m x 5.13m) 'L' Shaped room with a radiator.



Principal Bedroom

10' 4" x 16' 10" (3.15m x 5.13m) Double aspect sash windows and a radiator. Leading to:-



Jack and Jill Shower Room

With a pedestal wash hand basin, Low Level W.C., shaver and light point. An enclosed shower unit with a 'Triton' electric shower.



Bedroom 2

11' 10" x 11' 8" (3.61m x 3.56m) With radiator.



Rear Landing

Separate staircase leading to rear access door.

Family Bathroom 2

8' 6" x 7' 4" (2.59m x 2.24m) With a pedestal wash hand basin, shaving point, Low Level W.C, panelled bath with a shower overhead. Radiator.



Bedroom 3

9' 8" x 7' 9" (2.95m x 2.36m) With Radiator, access to the loft and an airing cupboard with slated shelves and a hot water tank.



Bedroom 5/Office

12' 6" x 7' 0" (3.81m x 2.13m) With Double aspect windows overlooking the gardens to the rear of the property. Radiator.



Externally

The property benefits from a large extensive garden to the rear of the property which has access from Queens Street via an alley way in the front of the dwelling. The garden extends to approx 130 yards in length which accommodates a patio area, a wide range of fruit trees such as apples, plums and pears. An established vegetable gardens. Three ponds scattered throughout the garden and a large lawned garden to the rear.

The whole garden also benefits from being private from the mature hedgerows.

To the rear of the garden are two garden sheds which provide the following:-



Garden Shed

14' 0" x 10' 0" (4.27m x 3.05m)



Potting Shed/Workshop

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax

The property is listed under the Local Authority of

Carmarthenshire County Council and has the following charges. Council Tax Band: 'C'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

Directions

From the town centre take High Street (A40) heading towards Trecastle. Turn Left up the one Way Street 'Gelli Deg' next to the former Kings Arms (Red Telephone Box), at the end of this one way take a left and the property will be on your right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or