

A deceptive, convenient and well situated 3 bedrooomed mid terraced Town House with a large garden to the rear. Llandovery, West Wales.



50 Stone Street, Llandovery, Carmarthenshire. SA20 0JW.

£175,000 Guide Price

REF: R/5097/AM

*** No onward chain *** A well presented and modern mid terraced Town House *** Comfortable 3 bedrooomed accommodation *** Sought after locality within the Town of Llandovery *** Good broadband connectivity *** Low maintenance enclosed rear garden being laid to lawn and a patio area *** Useful detached garden shed *** Rear access from a service lane ***

*** Within walking distance to Llandovery town centre and convenient to all its amenities *** Short walk to the nearby primary School and private school *** Positioned just off the A40 on the doorstep to the famous Brecon Beacons ***

*** A property deserving early viewing and suiting first time buyers, family occupiers or investment purchasers *** Contact us to view today !!



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Location

The property is located within the Market Town of Llandovery on the doorstep to 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 the Town.

General Description

50 Stone Street is a mid-terrace 3 bedrooomed property within level walking distance to the town centre. The property is maintained to a high standard with some need of modernization and UPVC double glazing throughout. Ideally suiting first time buyers or as an investment with its convenient location.

The accommodation provides more specifically the following:-

The Accommodation

The accommodation at present offers more particularly the following:-

Porch

Access via a solid timber front entrance door.

Reception Hall

With a solid timber staircase leading to the first floor accommodation with under stair cloak space. Night storage heater.

Living Room

12' 9" x 12' 2" (3.89m x 3.71m) With a large window facing the front of the property and an electric fireplace.



Dining Room

13' 4" x 9' 6" (4.06m x 2.90m) With an attractive painted slate fireplace surround with an open grate. Rear entrance door.



Reception Room

15' 4" x 10' 4" (4.67m x 3.15m) Fireplace with back boiler behind. Large walk in pantry off. Built in airing cupboard with copper cylinder.



Kitchen



11' 0" x 5' 8" (3.35m x 1.73m) With fitted wall and floor cupboards and a work surface over. Stainless steel sink with drainer unit and cooking point. Rear UPVC entrance door leading to the garden. Electric Heater.

First Floor - Landing

With Night Storage Heater and built in cupboards. Access to loft.



Bathroom



A three piece suite incorporating a panel bath with a shower attachment, low level flush W.C and a wash hand basin.

Bedroom 1

12' 8" x 14' 2" (3.86m x 4.32m) with double fronted windows to the front of the property and built in wardrobes.



Bedroom 2

10' 4" x 9' 4" (3.15m x 2.84m) With built in wardrobes.



Bedroom 3

12' 0" x 9' 4" (3.66m x 2.84m)



Externally

Garden

An enclosed garden to the rear of the property with a level low maintenance lawned garden, patio area and flower beds. With pedestrian access to the rear with space for potential parking area being provided by a rear service lane.



Garden Shed

8' 0" x 6' 0" (2.44m x 1.83m) Block built.

Tenure and possession

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'C'

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas available but not connected, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Electric. Night Storage.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

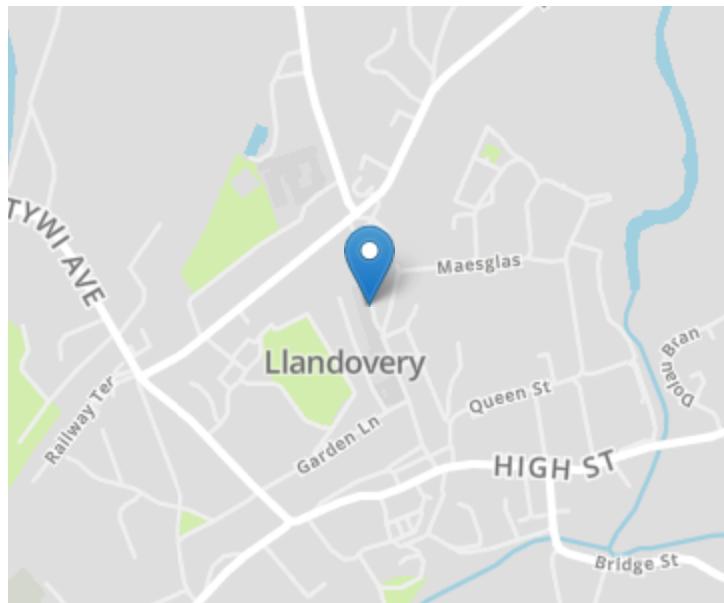
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Llandovery train station, take a right onto the A40 and immediately take a left onto New Road (A483) and continue on this road for 0.2 of a mile then take a right onto Stone Street. Continue on this road for approximately 500 feet and the property will be located on your right hand side as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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