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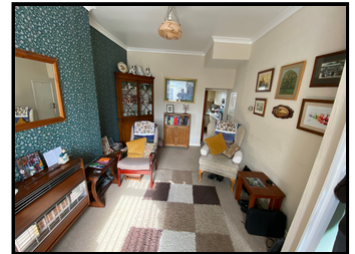


**RICS**



Since 1989

*Conveniently situated 2 bedroomed terrace house in the market town of Llandovery.*



**6 Victoria Crescent, Llandovery, Carmarthenshire. SA20 0YE.**

**Ref: R/2816/AM**

**£109,000**

\*\*\* A perfect opportunity for first time buyers / Investment Purchasers \*\*\* Conveniently positioned and well-appointed mid terrace town house \*\*\* Level walking distance to a wide range of amenities in the market town of Llandovery \*\*\* 2 bedroomed comfortably appointed accommodation \*\*\*

\*\*\* Mains gas fired central heating and UPVC double glazing throughout \*\*\* Rear courtyard with useful outhouse and rear shared pedestrian access \*\*\*



## 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

6 Victoria Crescent is a mid-terrace 2 bedroomed property within level walking distance to the town centre. The property is maintained to a high standard and is of easy maintenance benefiting from mains gas fired central heating 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:-

### Front Entrance Hall

Accessed via UPVC front entrance door. Staircase leading to the first floor. Radiator.

### Living Room

9' 5" x 16' 0" (2.87m x 4.88m) With a gas fire and back boiler running domestic and central heating systems, radiator and a large window to the front of property. Understairs storage cupboard.



### Kitchen

9' 4" x 11' 8" (2.84m x 3.56m) With a range of floor and eye level drawers and cupboards. Stainless steel sink with drainer. Eye level single oven and grill and a 4 ring gas hob with extractor fan over. Half glazed UPVC rear entrance door leading to garden. Plumbing space for an automatic washing machine.



## First Floor



## Landing

Approached via staircase from hallway.



## Bedroom 1

11' 8" x 9' 4" (3.56m x 2.84m) With built in cupboards, housing a copper cylinder. Access to loft. Radiator.



## Bathroom

7' 2" x 6' 8" (2.18m x 2.03m) A three piece suite with a pedestal wash hand basin, low level W.C., and a panel bath with a shower over. With a Velux window and storage.



## Bedroom 2

9' 9" x 9' 1" (2.97m x 2.77m) With built in cupboards and a desk area. Radiator.



## Externally

The property benefits with a small low maintenance back yard with rear access via a right of way.



## Store shed

8' 8" x 8' 0" (2.64m x 2.44m) UPVC door with a corrugated roof.



### 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: 'B'.

### 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 square, Head north up Stone Street, continue through this street and continue onto Victoria Crescent and the property will be on your left as identified by the Agents 'For Sale' Board.

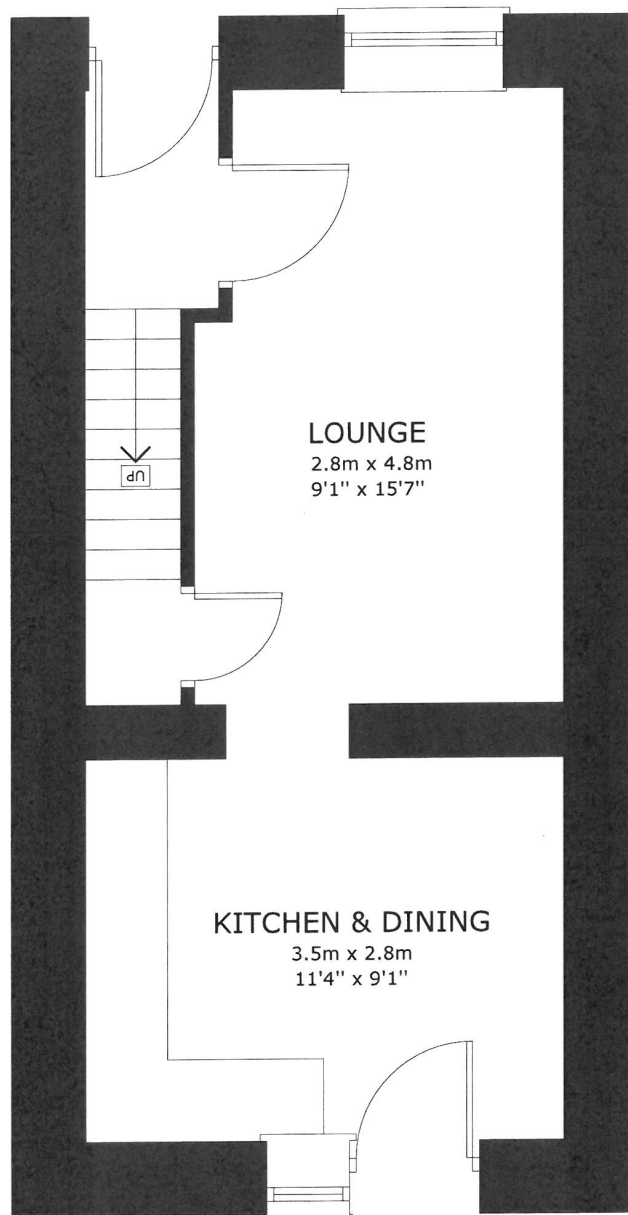
VIEWING: Strictly by prior appointment only.

Please contact our Lampeter Office on 01570 423 623 or E-Mail [Lampeter@morgananddavies.co.uk](mailto:Lampeter@morgananddavies.co.uk)

### Energy Efficiency Rating

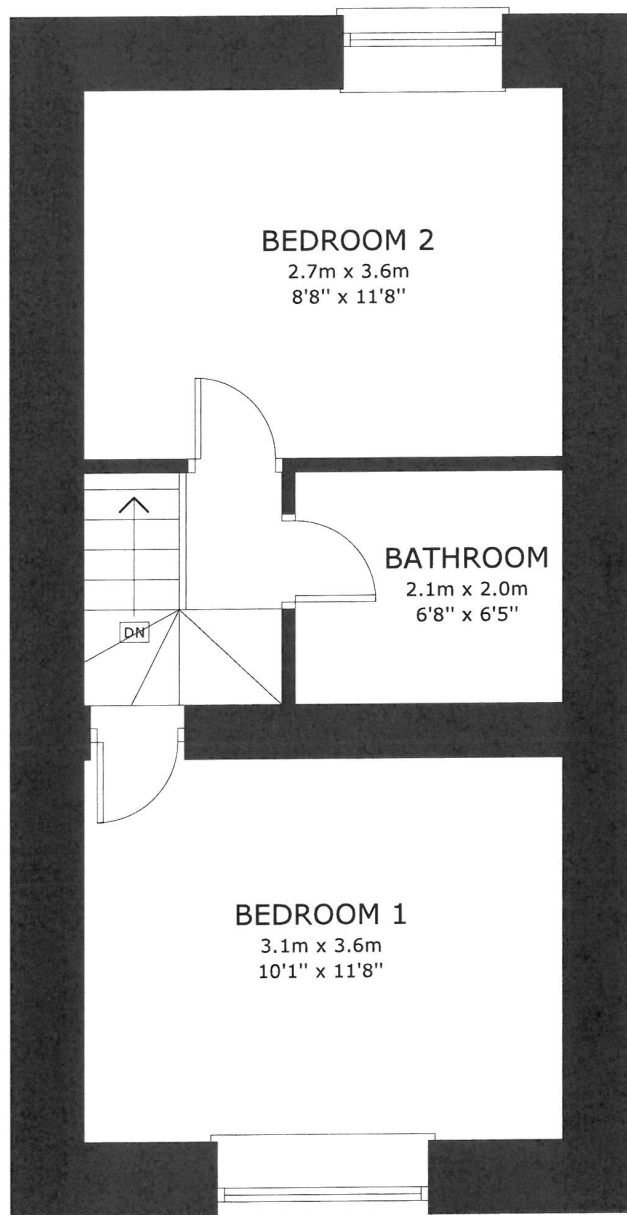
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





GROUND FLOOR  
Approx floor area  
26.95 SQ.M  
290 SQ.FT





**FIRST FLOOR**  
Approx floor area  
26.95 SQ.M  
290 SQ.FT