

A superior Edwardian end of terrace town house. Enclosed rear garden and garage. Llandovery, West Wales.



10 New Road, Llandovery, Carmarthenshire. SA20 0ED.

£275,000

REF: R/3678/LD

** No onward chain ** A substantial end of terrace Edwardian town house ** Bursting with original and traditional character ** Generous 4 bedroom accommodation with additional loft room ** Modern kitchen and bathroom suite ** Mains gas fired central heating ** uPVC double glazing ** Good broadband connectivity ** Courtyard garden ** Delightful yet low maintenance ** Large patio ** Lawned areas and established raised vegetable beds ** Garden shed ** Lean-to store ** Detached garage **

** Viewing recommended ** Contact us to view today **

** Town centre position ** Located adjacent to Llandovery College ** Walking distance to town amenities ** Positioned just off the A40 ** On the doorstep to the famous Brecon Beacons ** ** Popular and sought after residential district ** Utterly charming and tastefully presented ** A comfortable and well positioned family home **



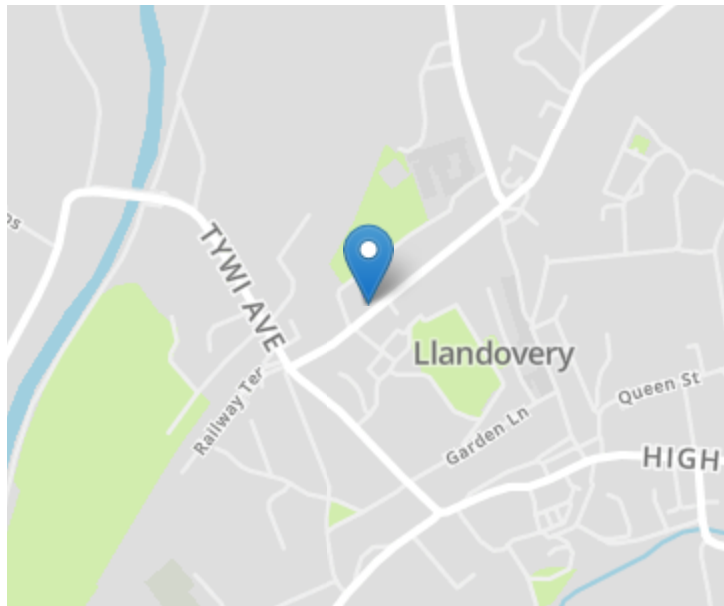
LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk



LOCATION

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

GENERAL DESCRIPTION

The property dates back to 1912 and has been sympathetically refurbished over the years to now provide a superior 4 bedroom family home split over 3 floors. It enjoys the benefit of mains gas fired central heating, double glazing and good broadband connectivity. The current vendors have modernised with a stylish kitchen and bathroom suite. They have also retained many of the original features with quarry tiled flooring and original stained glass window. To the 1st floor lies a balcony which overlooks the town of Llandovery. In all a highly desirable property in a sought after locality within the town. It enjoys a low maintenance enclosed garden and a separate garage. The property particularly now offers the following:

Accommodation

The property is from the Edwardian era and was built back in 1912 along with the part of a 6 dwelling development which is iconic to the town with its balcony and stained glass windows.

Entrance Vestibule

With a solid front entrance door and glazed fan light over.

Reception Hall

With original stained glass window, original mosaic quarry tiled floor, staircase to 1st floor accommodation, understairs storage cupboard and radiator.



Living Room

13' 2" x 13' 9" (4.01m x 4.19m) into bay with marble fireplace and pine mantelpiece . 2 x radiators.



Sitting Room

13' 6" x 12' 9" (4.11m x 3.89m) double aspect windows and a

radiator.



Kitchen/Diner

27' 5" x 11' 1" (8.36m x 3.38m) with a modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit with mixer tap, breakfast bar, Britannia cooker with ovens and 5 ring gas hob with extractor hood over, a microwave combi-oven, fitted dishwasher, tiled flooring, Velux roof window, space for upright American fridge/freezer and glazed rear entrance door to garden.



Utility

7' 0" x 4' 0" (2.13m x 1.22m) with Worcester mains gas fired boiler running all domestic systems within the property, radiator, reclaimed quarry tiled flooring, plumbing and space for automatic washing machine and tumble drier.

WC

Low level WC, vanity unit with wash hand basin, radiator.



FIRST FLOOR

Rear Landing

With radiator.

Bathroom

Stylish suite with Carronite 'P' shaped panel bath with shower over, vanity unit with wash hand basin and enclosed low level flush WC, heated towel rail, Velux roof window.



Rear Bedroom 3

11' 0" x 9' 0" (3.35m x 2.74m) with radiator and views over garden.



Front Bedroom 1

17' 2" x 9' 5" (5.23m x 2.87m) into bay, 2 x radiator.



Front Landing

With staircase to 2nd floor.



Front Bedroom 4

11' 2" x 8' 2" (3.40m x 2.49m) with radiator with a fully glazed door opening onto the balcony area.



Front Bedroom 2

11' 5" x 10' 8" (3.48m x 3.25m) with radiator.



SECOND FLOOR

Loft Room

18' 0" x 12' 8" (5.49m x 3.86m) With 2 x Velux roof windows,

under-eaves storage area and exposed beams. This does offer a great space for a studio/home office/playroom.



EXTERNALLY

Lean-To Store

Electricity connected.

Garden Shed

10' 0" x 8' 0" (3.05m x 2.44m)

Garage

24' 0" x 12' 0" (7.32m x 3.66m) with up and over door and shelving, this being accessed via the rear service lane.



Garden

An enclosed, low maintenance garden area is located to the side and rear of the property having various pedestrian access points. The garden has been well maintained with raised flower and shrub borders along with various patio areas, a small lawned garden with a raised, established vegetable bed. In all an attractive outlook and perfect for any family home.



Front of Property

Picture



Rear of Property

Picture



AGENTS COMMENTS

A well positioned family home bursting with original character and charm.

TENURE

The property is Freehold 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 - D.

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

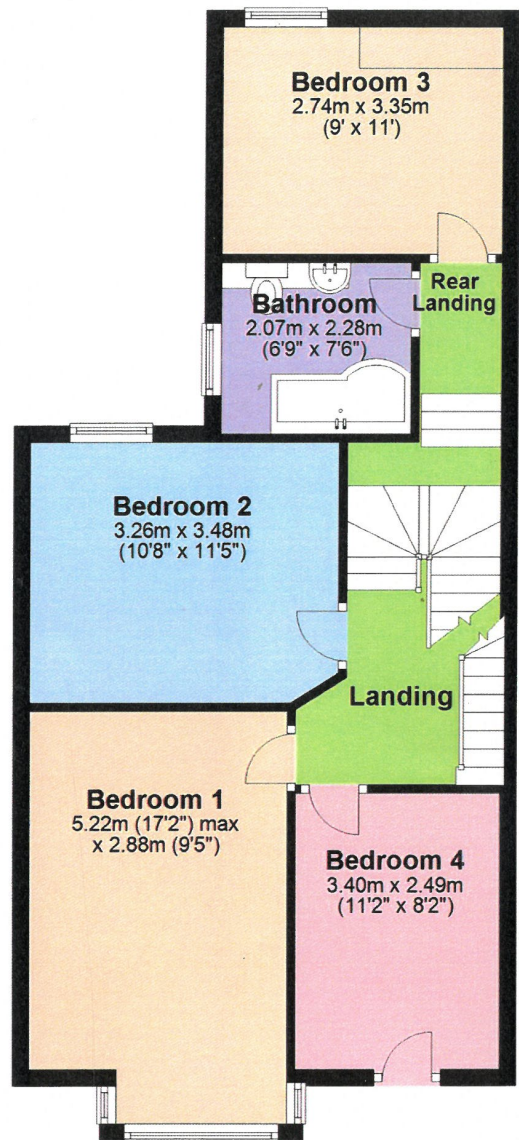
Mains water, electricity and drainage. Mains gas central heating. uPVC double glazing. Telephone subject to BT transfer regulations. Broadband available.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

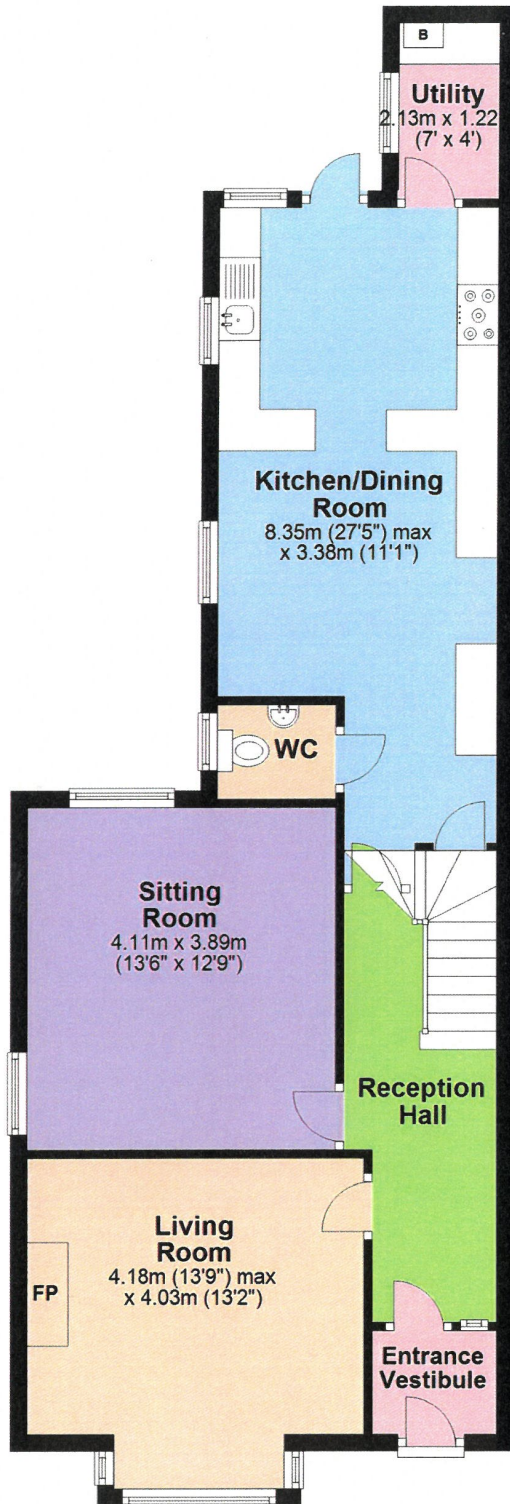
First Floor

Approx. 61.4 sq. metres (661.0 sq. feet)



Ground Floor

Approx. 71.9 sq. metres (774.2 sq. feet)



Second Floor

Approx. 21.2 sq. metres (227.9 sq. feet)



Total area: approx. 154.5 sq. metres (1663.1 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

10 New Road, Llandoverly



Directions

As you enter the town of Llandovery from the Lampeter/Llandeilo direction, continue past the petrol station on your left hand side. At the next junction take the left heading towards Builth Wells and onto New Road and the property will be located thereafter on your left hand side adjacent to Llandovery college.

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

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For further information or to arrange a viewing on this beautiful property, contact us:

Lampeter
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Ceredigion
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T: 01570 423623

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<http://www.morgananddavies.co.uk>



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