

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)**



**57 Stone Street, Llandovery, Carmarthenshire, SA20 0DQ**

**Asking Price £205,000**

Deceptively spacious double fronted town house offering elegantly presented 3/4 bedroomed, 2 bathroomed accommodation in a convenient location just off the town centre with attractive yet easy to maintain rear patio and garden areas. Ideal for family occupation or indeed retirement purposes with a potential ground floor ensuite bedroom.



## LOCATION



Well situated just off the town centre of the popular Towy valley market town of Llandovery, a popular traditional market town with an excellent range of everyday amenities including primary and secondary schooling, shops, banks, businesses, doctors surgery etc. Llandovery is strategically located on the A40 mid wales trunk road providing easy access to a host of other towns including Llandeilo, Brecon and Builth Wells and also has a station on the Heart of Wales railway line.

## DESCRIPTION



An attractive double fronted town house offering re-furbished accommodation having been upgraded we understand some 8 years ago to including re-roofing, re-wiring, new central heating etc., being we are informed internally insulated to improve the insulative qualities of the property and with double glazing also fitted at the time. The property has the benefit of mains gas fired central heating and is elegantly presented and is deserving of viewing at an early date. The property affords more particularly the following -

### CENTRAL UPVC FRONT ENTRANCE DOOR to -

## HALLWAY

16'8" long (5.08m long)



With three storage cupboards off including cloak cupboard and under stair cupboards, stairs to first floor, rear entrance door

## KITCHEN/DINING ROOM

16'9" x 10'9" (5.11m x 3.28m)



A large open plan room having extensive range of shaker style kitchen units at base and wall level incorporating a ceramic 1 1/2 bowl sink unit, 4 ring gas hob with extractor hood over, eye level double oven, spot lighting, double aspect windows, radiator

## LIVING ROOM

17' x 11'2" (5.18m x 3.40m)



An attractive room with feature fireplace having fire which we are informed is currently closed off but could be re-opened if required (not tested), radiator, front window



## STUDY/BEDROOM

13'4" x 9'8" overall (4.06m x 2.95m overall)



With radiator, built-in cupboard housing gas boiler and plumbing for automatic washing machine, rear entrance door

## SHOWER ROOM off



Having corner shower cubicle with power shower unit, wash hand basin, toilet

## FIRST FLOOR - LANDING



Staircase from hall to large galleried Landing with attractive distressed floor board look that continues through the upstairs rooms, access to loft

## FRONT BEDROOM 1

11'6" x 11'2" (3.51m x 3.40m)



Radiator, 2 built-in wardrobes



## FRONT BEDROOM 2

10'4" x 7'2" (3.15m x 2.18m)



Built-in cupboard, radiator

## REAR BEDROOM 3

10'5" x 9'9" (3.18m x 2.97m)



Rear window, radiator, built-in cupboard

## BATHROOM

10'8" x 6'7" (3.25m x 2.01m)



With panelled bath, separate shower we are informed with a new shower unit, toilet, wash hand basin, radiator, rear window.

## EXTERNALLY



To the rear of the property is a pleasant patio area with steps rising up to further garden area with a slate scree finish for ease of maintenance,



## COUNCIL TAX BAND - C



Amount payable 2022/23 - £1574.30

## SERVICES



The property is connected to mains water, mains electricity, mains gas, mains drainage, gas fired central heating, telephone and broadband connection.

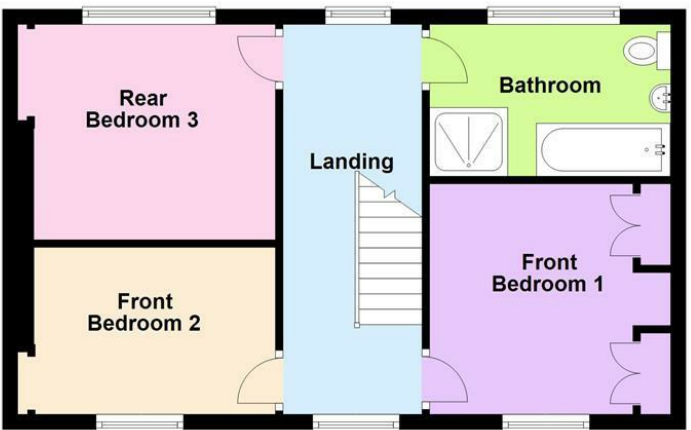
## DIRECTIONS

The property is best found by entering Llandovery from the South West Llangadog direction, turn left just past the petrol filling station onto the Builth Wells road, continue to the pedestrian crossing turning right into Stone Street and the property can be found just on the left hand side on entering Stone Street. Public parking is available just on the junction with the Builth Wells road.

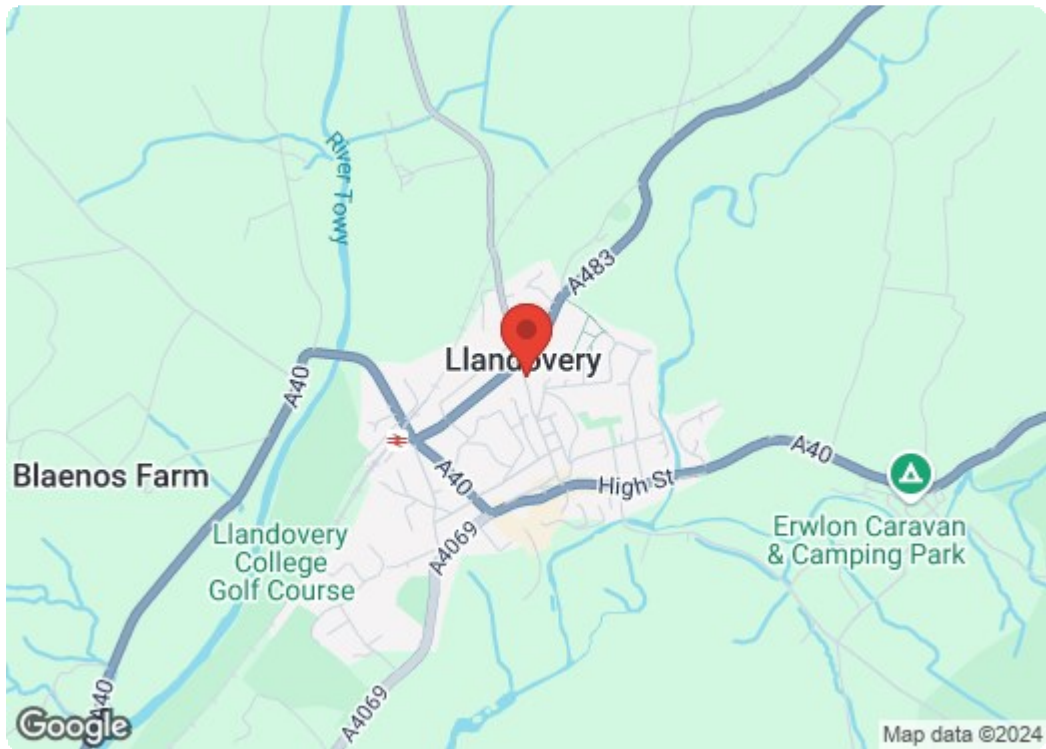
Ground Floor



First Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



5 NOTT SQUARE, **CARMARTHEN**,  
CARMARTHENSHIRE, SA31 1PG  
**Tel:** (01267) 236611



MART OFFICE, **LLANYBYDDER**,  
CEREDIGION, SA40 9UE  
**Tel:** (01570) 480444



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
**Tel:** (01545) 570462

**Partners** Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,