

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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4 College View, Llandovery, Carmarthenshire, SA20 0BD

Asking Price £149,950

Nestled in the charming town of Llandovery, this delightful two-bedroom townhouse presents an excellent opportunity for first-time buyers. Located just off the town centre, the property offers both convenience and a sense of community, making it an ideal choice for those looking to settle in a vibrant area.

The house boasts a comfortable layout, perfect for modern living. With gas central heating and double glazing together with a wood burning stove you can enjoy a warm and inviting atmosphere all year round. The well-proportioned bedrooms provide ample space for relaxation, while the living areas are designed to be both functional and welcoming.

The rear yard area offers a private outdoor space for you to unwind or entertain guests.
 Whether you envision a quaint garden or a cosy seating area, this space is a blank canvas ready for your personal touch.

Llandovery itself is a picturesque market town, rich in history and surrounded by stunning countryside. With local shops, cafes, and amenities just a short stroll away, you will find everything you need within easy reach.

This townhouse is not just a house; it is a place where you can create lasting memories. If you are seeking a comfortable and convenient home in a lovely location, this property is certainly worth considering.

Location



The property is located just on the outskirts of the charming town of Llandovery, which provides a good range of local amenities, located on the A40 roadway with ease of access to Llandeilo and Carmarthen to the West and Brecon to the East. Llandovery has the benefit of a railway station on the Heart of Wales line.

Description



A well presented town house being ideal for first time buyers with the benefit of gas fired central heating with a replacement boiler last year, and also suitable for investment purposes.

Living Room

17'8 x 15'4 (5.38m x 4.67m)



With a front window, fireplace having a wood burning stove we're informed having a lined chimney, 2 radiators

Kitchen



With a basic range of kitchen units incorporating single drainage sink unit, plumbing for automatic washing machine, gas cooker point, radiator, rear entrance door.

First Floor

Landing

Access to airing cupboard

Bathroom



Having bath, wash hand basin, shaver point, toilet, heated towel rail, rear window

Front Bedroom 1

10'9 x 8'2 (3.28m x 2.49m)



Front window, radiator

Bedroom 2

7'10 x 6'9 (2.39m x 2.06m)



Front window, radiator

Externally



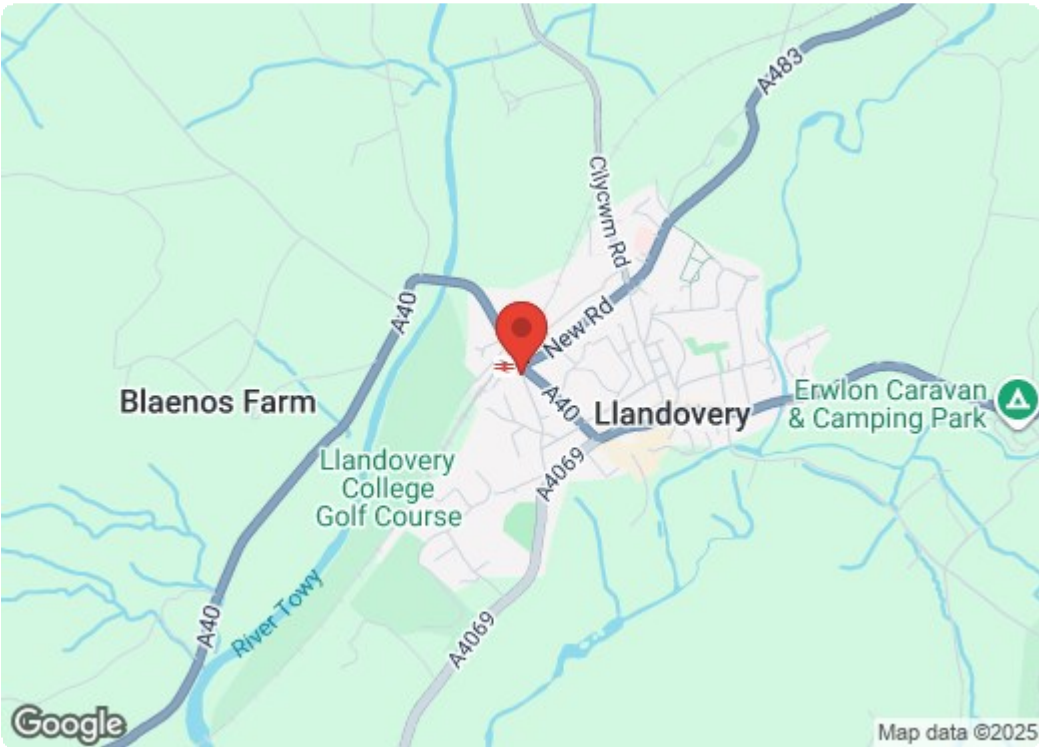
The property has the benefit of a rear yard area having access from rear service lane.

Services

We are informed the property is connected to mains water, mains electricity, mains drainage, mains gas, gas fired central heating.

Council Tax - B

We are informed that the amount payable per annum is £1,736



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



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