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Annedd 2 Garden Lane, Llandovery, Carmarthenshire, SA20 0BN

Offers Around £275,000

An attractively positioned, imposing three bedroomed semi-detached period property offering well maintained accommodation with the benefit of gas-fired central heating and double glazing.

Having a detached garage and large gardens this is an ideal family or retirement home in the popular Towy valley market town of Llandovery.

Located just off the town centre down a quiet side street within the popular Towy Valley market town of Llandovery with a good range of every day facilities.

Description

The property is an attractive red brick semi-detached property being well maintained by the current vendors in a particularly attractive location down a side street just off the town centre. The property offers deceptively spacious accommodation deserving of inspection at an early date, and has the benefit of off-road parking, a detached garage and particularly attractive gardens. The accommodation provides, more particularly,

Front entrance door to reception vestibule

Tiled floor, feature front entrance door with attractive stained glass surround, leading to

Hallway



Radiator, stairs to first floor.

Front living room

12 x 12'8 (3.66m x 3.86m)



Bay window with fireplace, we're informed having an open flue, picture rail, radiator.

Open plan kitchen-dining room/breakfast area



Breakfast Area

10'4 x 7'5 (3.15m x 2.26m)



radiator, doors to understairs storage cupboard having window, arch to dining area

Dining Area

12'8 x 11 (3.86m x 3.35m)



with fireplace, feature pine cupboard, radiator, patio doors to rear conservatory.

Kitchen Area

15'6 x 8'2 (4.72m x 2.49m)



having an extensive range of kitchen units at base and wall level incorporating a 1.5 bowl sink unit, integrated dishwasher, cooker point and fridge space.

Rear conservatory

15'6 x 8'2 (4.72m x 2.49m)



An attractive room overlooking the garden with rear entrance door, plumbing for automatic washing machine, door to shower room with shower, wash handbasin and toilet.

First floor

Landing



With access to loft.

Front bedroom 1

12 x 11'9 (3.66m x 3.58m)



Bay window, picture rail, radiator.

Rear bedroom 2

12'9 x 12 (3.89m x 3.66m)



Radiator, rear window overlooking garden.

Front bedroom 3

8'10 x 6'8 (2.69m x 2.03m)

Radiator.

Bathroom



Part tiled walls, quarter bath having shower unit over, wash handbasin, toilet, radiator, access to airing cupboard housing the gas-fired central heating boiler.

Externally



The property has a side driveway with off-road parking leading to a spacious detached garage workshop

Garage/Workshop

23'3 x 11'4 (7.09m x 3.45m)

(23'3 x 11'4) having front up and over door, fitted workbench with courtesy door. Power connected.

Gardens



To the rear of the property is an attractive paved patio area, leading on to an extensive garden having a secure fenced boundary with a number of fruit/apple trees, flower borders and former vegetable garden.

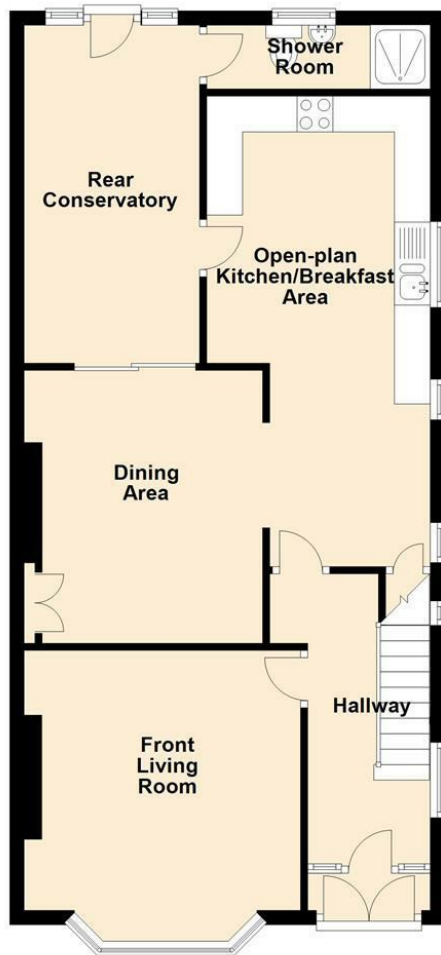
Services

We are informed that the property benefits from connection to mains water, mains electricity, mains drainage, mains gas, gas-fired central heating.

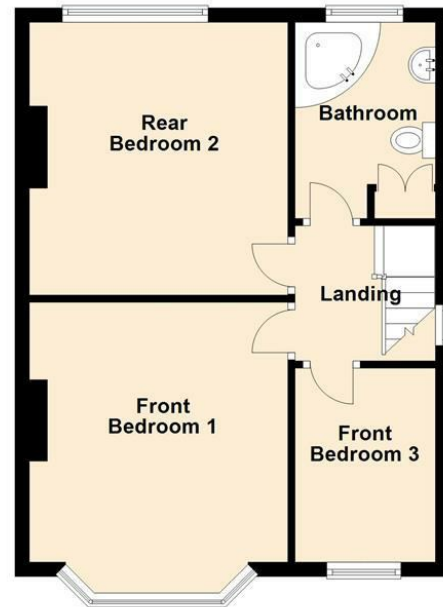
Directions

On entering Llandovery from Llangadog, pass the railway crossing and filling station, taking the next left hand turning into Garden Lane. The property can be found on the left as identified by the agents For Sale board.

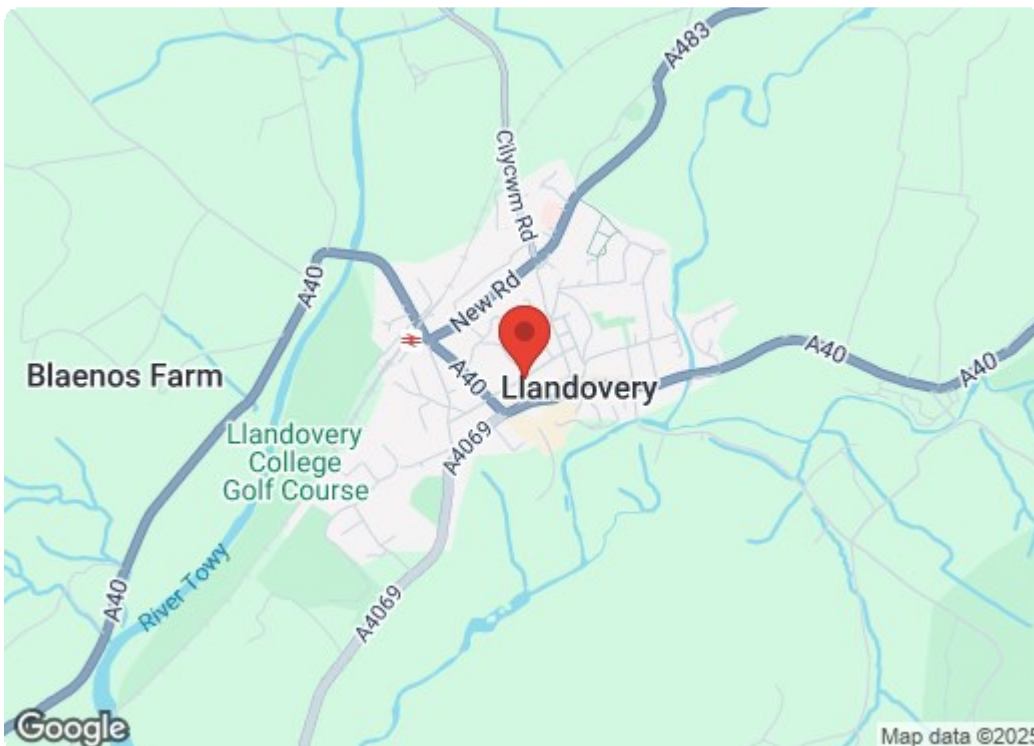
Ground Floor



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		84
(81-91) B		
(69-80) C	67	
(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 (CO₂) 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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