

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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**7 High Street, Llandovery, SA20 0PU**

**£255,000**

A period grade II listed refurbished town house offering character accommodation with a lovely open plan kitchen/dining room, 2 further reception rooms and 5 bedrooms.

The property is located in the town centre of Llandovery, convenient to all amenities in this popular Towy valley market town, within walking distance of the heart of Wales Llandovery railway station and located on the A40 with ease of access to nearby towns such as Brecon, Llandeilo, Lampeter and Carmarthen



## DESCRIPTION



A period town house offering charming accommodation with the benefit of gas fired central heating, for which viewing is highly recommended.

The property offers deceptively spacious accommodation with 5 bedrooms and having previously had planning permission for a sun room and utility room with ground floor bedroom.

The accommodation affords more particularly of the following

### FRONT ENTRANCE DOOR to

### RECEPTION/ VESTIBULE

Feature internal door with stained glass fanlight over

### SITTING ROOM

12'5 x 11'4 (3.78m x 3.45m)



Feature tiled floor, radiator, picture rail, feature ceiling coving

## HALLWAY



Red and black quarry tiled floor, radiator

### REAR LIVING ROOM

11'1 x 8'5 (3.38m x 2.57m)

With a tiled floor and a fireplace, radiator

### KITCHEN/ DINING ROOM

24'6 x 12'8 (7.47m x 3.86m)



This is one of the main attractions of this lovely period home, having a lovely timber floor, feature fireplace with wood burning stove inset, extensive kitchen units at base level incorporating integrated dishwasher, gas range fitted fridge/freezer and dresser type display unit.

### REAR UTILITY ROOM

5 x 8 (1.52m x 2.44m)

Red and black quarry tiled floor, sink unit with space for automatic washing machine.

## FIRST FLOOR



## LANDING



rear window

## REAR BEDROOM 1

10'6 x 9'6 (3.20m x 2.90m)



Radiator

## FRONT LANDING



## BEDROOM 2

13'1 x 9'1 (3.99m x 2.77m)



Radiator

## BEDROOM 3

9'8 x 7'1 (2.95m x 2.16m)



Radiator

## **BEDROOM 4**

13'1 x 10'2 (3.99m x 3.10m)



Radiator

## **BEDROOM 5**

Radiator, airing cupboard, rear window

## **BATHROOM**

10'7 x 7'6 (3.23m x 2.29m)

Tiled floors and walls, shower cubicle, wash hand basin, toilet, heated towel rail

## **EXTERNALLY**

This property has a rear enclosed courtyard for ease of maintenance, with various sitting out areas.

## **COUNCIL TAX BAND -C**

We are informed that the amount payable per annum is £1820

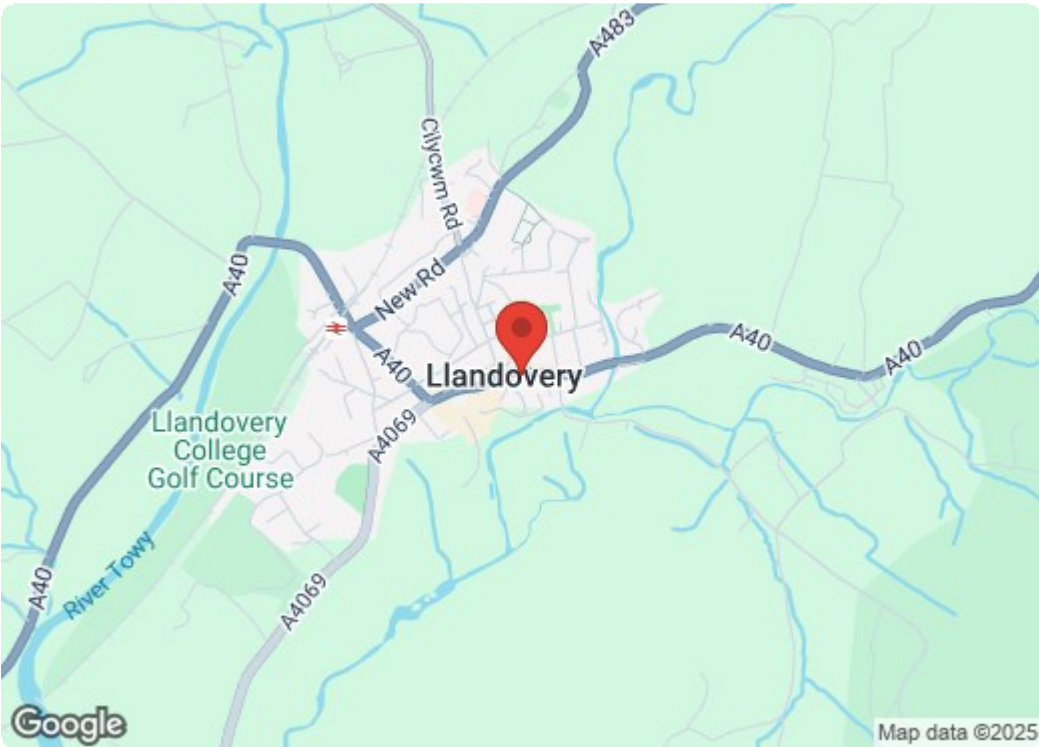


7 High Steet Llandoverly



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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