



**Chartered Surveyor, Valuers,
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**Dewi House
High Street
Llangadog
Carmarthenshire.**

Price £375,000



- Charming Period House with Attached Garage and Workshop Area
- Gas Central Heating
- Deceptively Spacious Accommodation
- Convenient Village Location
- Of much Charm & Character
- Potential for Self-Contained Annexe
- Modernised to a High Standard
- Enclosed Rear Garden
- EPC: D68

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

A charming period deceptively spacious house, formerly a Drivers Inn, extensively modernised and extended to a high standard providing a magnificent home of much character with many original features to include the slate floors, original doors and inglenook fireplace with bread oven.

EPC Rating: D68

High Street, Llangadog, Carmarthenshire.

Property Description

This 3/4 bedroom house is of traditional construction under a slated roof and has the benefit of gas central heating with a smart meter and modern amenities such as high speed internet and smart electric meter.

The versatile accommodation would lend itself to a separate self contained annexe subject to the necessary planning consent. Carefully modernised by the present owners to provide a spacious home of character comprising hall, cloakroom, dining room, living room, kitchen/breakfast room, sun room, bathroom, hall/study on the ground floor and 3 bedrooms, bathroom and family room/bedroom at first floor,

Situated in the village of Llangadog in the Upper Towy Valley area of Carmarthenshire just outside the Northern boundary of the Brecon Beacons National Park. The area around the village is almost entirely devoted to farming or forestry enterprises and there are fine opportunities in the area for most forms of country pursuits. The village has a number of shops including mini-market, butchers, post office/general store together with place of worship, public house, doctors surgery, junior school, variety of sporting clubs and organisations to include rugby club and a station on the Heart of Wales line from Shrewsbury to Swansea with connections thereon to London. The larger settlements of Llandovery and Llandeilo are both about 7 miles with comprehensive schooling and shopping facilities and the Capital city of Cardiff is about 75 miles.

The area is a renowned tourist destination noted for its ancient Castles, including Carreg Cennen & Dynevor, together with The Botanical Gardens of Wales and the gardens and house at Aberglasney, Llangathen. The stunning coastlines of Gower and Pembrokeshire are within easy reach.

Front door :-

Hall

Hall

With radiator, slate floor, timber panelling, dado rail and part tiled floor. Understairs cupboard.

Cloak Room (5' 10" x 2' 6") or (1.78m x 0.75m)

With low level WC, vanity unit with wash hand basin and mixer tap. Down light, oak flooring and alcove shelf.

Dining Room (12' 6" x 19' 2") or (3.82m x 5.84m)

With boarded floor, sash window to front with secondary glazing, 2 radiators, feature fireplace with wood burning stove, bressumer beam above and hearth. Built in cupboard, beamed ceiling and double glazed french doors to patio.

Living Room (18' 11" x 12' 5" Max) or (5.77m x 3.78m Max)

With sash window to front with secondary glazing, slate floor, feature fireplace with wood burning stove and fitted cupboard. Original natural stone fireplace with original bread oven and bressumer beam. 2 radiators, TV point and stairs to first floor.

Kitchen / Breakfast Room (10' 5" x 12' 2") or (3.18m x 3.71m)

With a range of wall, drawer and base units with fitted worktops, ceramic sink with mixer tap and induction hob in tiled alcove with extractor hood above. Integrated dishwasher, integrated fridge and freezer, double oven and microwave. Breakfast bar, two sash windows, natural stone pointed walls, sky light and 2 radiators. Vaulted ceiling engineered oak flooring.

Sun room/utility

Double glazed, under floor heating, doors to rear garden. Single drainer sink unit with mixer tap, fitted worktop, plumbing for washing machine, larder cupboards and appliance space. Tiled floor and door to workshop.

First Floor

Solid oak stairs from living room to first floor.

Landing

With solid oak flooring, access to roof space, open balustrade, beamed ceiling and fitted cupboards.

High Street, Llangadog, Carmarthenshire.

Bedroom 1 (9' 11" x 11' 6") or (3.01m x 3.51m)

With radiator, double glazed window and pull switch.

Bedroom 2 (16' 9" x 7' 2") or (5.11m x 2.18m)

With 2 radiators, sash windows with secondary glazing, fitted wardrobes and beamed ceiling.

Bedroom 3 (13' 0" x 11' 8") or (3.96m x 3.55m)

With sash window with secondary glazing, fitted wardrobes, down lights, radiator and beamed ceiling.

Bathroom (7' 1" x 12' 4" Max) or (2.15m x 3.77m Max)

(into shower). With panelled bath with mixer tap, low level WC, pedestal wash hand basin and shower enclosure. Heated towel rail, tiled splashbacks, down lights, beamed ceiling, pull switch and sky light.

Stable Door to:

Possible annexe.

Former stable now converted, would be ideal as a separate self contained annexe, comprising:

Hall/Study (17' 2" x 7' 6") or (5.22m x 2.28m)

With tiled floor, radiator, down lights, beamed ceiling door to front. Meter box. Stairs to first floor.

Inner hall/store (7' 9" x 8' 2") or (2.35m x 2.50m)

(understairs) With tiled floor and natural stone wall. Coat hooks.

Bathroom (8' 11" x 7' 9") or (2.71m x 2.37m)

With Jacuzzi bath, shower enclosure with rainfall shower and hand spray, wash hand basin and low level wc. Heated towel rail, down lights and tiled floor. Beamed ceiling and natural stone walls.

Stairs to first floor.

Family Room (32' 8" x 16' 8" Max) or (9.96m x 5.07m Max)

A spacious versatile room with oak engineered flooring, 'A' frames, sky lights, TV point and down lights. Sink unit with fitted worktop with circular bowl and mixer tap. Natural stone walls, 2 radiators and 5 sky lights.

Workshop (8' 11" x 10' 7") or (2.73m x 3.22m)

Work bench, fluorescent light, double glazed window, shelving, power and light.

Garage (11' 6" x 18' 10") or (3.51m x 5.75m)

With electric garage door, power and light. Concrete floor, fluorescent light and shelving.

EXTERNALLY

To the rear of the property a paved patio area.

Enclosed mature lawned gardens with dwarf walling, ornamental trees and bushes.

2 outside taps, 2 outside lights and an external electric socket.

Pedestrian door to the front of the property.

Local Authority

Carmarthenshire County Council, Spilman Steet, Carmarthen, Tel. No. 01267 234567.

Viewing

By appointment with Selling Agents.

Broadband and Mobile phone

The broad band and mobile signal is deemed to be good in this locality.

Services

Mains electricity, mains water, mains gas and mains drainage

Tenure

Freehold

Council Tax

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Directions

From Llandeilo take the A40 towards Llandovery for approximately 6 miles. At the square & compass roundabout take the third exit to Llangadog, proceed to the village. At the square continue round passing the groery shop on the right and the property will be found a short distance on the left.

