



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**Tircelyn
Carreg Sawdde
Llangadog
Carmarthenshire SA19 9BU**

Price **£420,000**



- Spacious Modern Two Bed Bungalow
- Ample Parking To Front
- Under Floor Heating
- Integral Garage
- UPVC Double Glazing and Oil Central Heating
- Further Orchard To The Rear Of The Property
- Views Over Llangadog Common
- EPC: C72
- COUNCIL TAX BAND D

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

This modern detached bungalow is built of conventional rendered cavity elevations under a slated roof and has the benefit of wood grain effect UPVC double glazing, oil under floor central heating and solid wood doors throughout. The property stands in a large plot with views over Llangadog Common to the front.

EPC Rating: C72

Carreg Sawdde, Llangadog, Carmarthenshire.

Property Description

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The spacious accommodation briefly comprises; entrance hall with two walk in linen cupboards, cloakroom, lounge, sitting room, dining room, kitchen, integral garage, two double bedrooms with both having access to the bathroom. Ample parking to the front, rear patio and lawn with the addition of an orchard.

Llangadog village is situated 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 houses, 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.

UPVC double glazed door to (13' 9" Max x 8' 11") or (4.19m Max x 2.73m)

Entrance Hall with tiled floor and coved ceiling. Cloak and linen cupboard with slated shelves.

Cloakroom

With tiled floor, low level WC, wash hand basin with vanity cupboard below. Double glazed window, coved ceiling and wall mirror.

Lounge (21' 0" x 13' 3") or (6.41m x 4.03m)

Two double glazed windows to the front with views over the common. Wall lights, TV point, coved ceiling and room thermostat. Electric fire with hearth and wood surround.

Sitting Room (18' 7" Max x 14' 2" Max) or (5.66m Max x 4.33m Max)

Double glazed bay window to rear, room thermostat, TV point, coved ceiling, oak flooring and down lights.

Dining Room (14' 3" x 10' 9") or (4.35m x 3.27m)

With French doors to rear patio, oak flooring and coved ceiling.

Kitchen (16' 2" x 11' 4") or (4.93m x 3.46m)

With tiled floor, room thermostat, two double glazed windows, wall, base, drawer units, full length pull out larder unit and display cupboard. Stainless steel 1.5 sink and drainer with mixer tap. Five ring Neff ceramic induction hob with Neff extractor hood above, double Neff integrated electric oven, integrated Neff dishwasher and integrated fridge.

Carreg Sawdde, Llangadog, Carmarthenshire.

Utility Room (11' 7" x 5' 11") or (3.54m x 1.81m)

With tiled floor, UPVC double glazed door to side and window. Wall and base units, stainless steel sink with drainer and mixer tap, space for washing machine and appliance space. Central heating control, room thermostat and extractor fan.

Integral Garage (17' 5" x 11' 2") or (5.30m x 3.41m)

With electric up and over door, concrete floor, light and power. Double glazed window and oil central heating boiler.

Bedroom (10' 11" x 13' 4") or (3.32m x 4.07m)

With part oak flooring, built in wardrobes and dressing table. Coved ceiling, room thermostat, double glazed window to front and TV point. Door to bathroom.

Bedroom (13' 3" x 12' 8") or (4.05m x 3.87m)

With part oak flooring, room thermostat, coved ceiling, telephone and TV point. Double glazed window to rear and door to bathroom.

Bathroom (11' 4" x 9' 3" Max) or (3.45m x 2.81m Max)

With access from both bedrooms. Fully tiled walls, easy access walk in shower with mira electric shower, glazed screen and wooden fold down seat. Low level WC, bath with hand held shower, extractor fan, wash hand basin with vanity below and mirror fronted cabinet. Double glazed window, heated towel rail and coved ceiling.

EXTERNALLY

Iron double gates onto tarmac drive with ample parking and further electric gates onto the common. Lights, outside tap, patio area and lawned rear garden.

Orchard

Access to orchard area with fruit trees, oil tank, corrugated iron store shed and open fronted part corrugated workshop via rear gate from garden over a shared lane.

Agents Note

There is Claw Back Provision on the orchard. Please enquire for further details.

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location.

Local Authority

Carmarthenshire County Council.

Viewing

By Appointment with the Selling Agents.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

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Directions

From Llandeilo take the main A40 for Llandovery. Proceed on this road for approx 6 miles and at the Square & Compass roundabout take the 3rd exit sign posted Llangadog. Follow on into the village and take the right turn sign posted Brynamman and then take the next right turning over the bridge and onto Llangadog common. The property will be found immediately on your left hand side.

