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**Queens Square House
Queens Square
Llangadog
Carmarthenshire. SA19 9BW**

Price **Guide** £225,000



- A 4 Bedroom period style Cottage
- Refurbished and low maintenance
- Gas fired central heating & Double Glazing
- 4 Bedrooms & 2 Reception Rooms
- Convenient Village Location
- Situated on the outskirts of the Brecon Beacons National Park
- EPC: D57



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 4 bedroom period style property set in a convenient location in the popular village of Llangadog close to all local amenities.

EPC Rating: D57

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Queens Square, Llangadog, Carmarthenshire.

Property Description

This traditional built spacious low maintenance cottage sits under a slated roof and has the benefit of gas central heating and double glazing.

The property has been refurbished by the current owner providing oak double glazed windows and doors to front.

The accommodation comprises living room, kitchen/ breakfast room, lounge, cloakroom, side porch, 4 bedrooms and bathroom.

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.

Ground Floor

Living Room / Dining Room (16' 1" x 13' 9") or (4.91m x 4.20m)

With oak front door and double glazed oak window. Radiator, ceiling beams, fitted shelves, natural stone wall and base unit. Glassed panelled door to Staircase to first floor and understairs cupboard. Wall mounted bike racks.

Lounge (12' 0" x 14' 6") or (3.66m x 4.43m)

With beamed ceiling, two radiators, double glazed oak window to front and double glazed window to rear. Feature brick fireplace with oak mantle and tiled hearth with wood burning stove.

Kitchen / Breakfast Room (15' 5" x 9' 3") or (4.69m x 2.82m)

With a range of wall, base and display cabinets, bowl and a half sink unit with mixer tap and fitted worktops. Two double glazed windows, oak flooring, plumbing for washing machine, 4 ring electric hob and double electric oven with extractor fan above. Breakfast bar, spot lights and wall mounted gas central heating boiler. Door to porch.

Side Porch (3' 6" x 9' 5") or (1.07m x 2.88m)

With oak double glazed window, terrazzo tiled floor, coat hooks and door to side. Alarm control unit, electric meter cupboard and gas meter.

Cloakroom

With low level W.C and pedestal wash hand basin, shelves, tiled floor and ceiling beam.

Stairs to first floor.

Queens Square, Llangadog, Carmarthenshire.

Half Landing

With double glazed window.

Main Landing

With beamed ceiling. Access to boarded roof space with light.

Bedroom 1 (12' 1" x 11' 3") or (3.69m x 3.43m)

With double glazed window, beamed ceiling and radiator.

Bedroom 2 (12' 2" x 8' 0") or (3.72m x 2.45m)

With oak double glazed window to front, beamed ceiling and radiator.

Bathroom (7' 9" x 10' 11") or (2.37m x 3.32m)

With pedestal wash hand basin, low level WC, panelled bath and shower enclosure with electric shower unit and jacuzzi controls. Double glazed window, timber boarded floor, pull switch and beamed ceiling. Tiled splashbacks.

Bedroom 3 (16' 3" Min x 8' 9") or (4.95m Min x 2.67m)

(narrowing down to 2.96m) With beamed ceiling, two oak double glazed windows and two radiators.

Bedroom 4 (18' 4" x 8' 8") or (5.60m x 2.63m)

With oak double glazed window to front, radiator and double glazed window to side.

Broadband and Mobile phone

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

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel No: 0267 234567

Viewing

By appointment with the selling agents.

Services

Mains electricity, mains water, mains gas and mains drainage. Fire alarm and fire doors fitted.

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 where the property will be found on the right hand side in the village centre after the Butchers.

