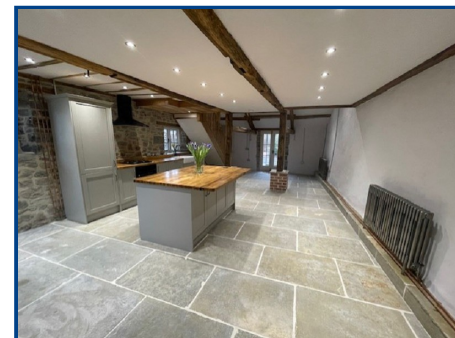




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Barn 3
Church Street
Llangadog
Carmarthenshire SA19 9AA

Price **£205,000**



- Grade II Listed 2 Bedroom Barn Conversion
- Finished to a High Specification
- Gas Central Heating & Double Glazing
- Parking Area
- Rear Paved Patio
- Convenient Village Location
- EPC: 66D

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

EPC Rating: D66

General Description

A Grade II Listed attractive and recently converted barn thoughtfully and carefully modernised to a high standard providing a home of character with the benefit of gas central heating and double glazing.

Important notice
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

Church Street, Llangadog, Carmarthenshire.

Property Description

This unique 2 bedroom barn conversion has a light and airy feel with attractive features to include the flagged floors, natural stone pointed walls, beamed ceilings and latched doors. Externally there is a rear paved and gravelled patio area with car parking space.

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.

The property provides an open plan kitchen, dining and living area with light and airy accommodation, utility area and bathroom on the ground floor and 2 bedrooms at first floor.

Stable Door to:

Open Plan Kitchen / Dining / Sitting Room (27' 11" x 17' 2") or (8.50m x 5.23m)

With a range of base and larder units with fitted worktop, central island with base and drawer units with breakfast bar and USB points. Belfast sink and mixer tap, 4 ring gas hob and electric oven with extractor hood over. Flagged floor, natural stone pointed walls, beamed ceiling and dwarf walling with pillars. French doors to rear patio, 3 double glazed windows, 2 radiators, meter cupboard, down lights and open balustrade staircase to first floor.

Utility (6' 11" x 5' 4") or (2.10m x 1.62m)

With larder and base units with fitted worktop. Wall mounted central heating boiler. Flagged floor and sliding door to bathroom.

Bathroom (7' 4" x 8' 1") or (2.23m x 2.46m)

With claw feet bath with mixer tap and hand held attachment, pedestal wash hand basin, low level wc and tiled shower enclosure with rainfall shower. Window, heated towel rail and radiator. Down lights, beamed ceiling, sky light, flagged floor and stone pointed wall.

First Floor

Landing

With open balustrade, sky light and beamed ceiling.

Bedroom 1 (8' 8" x 15' 4") or (2.64m x 4.67m)

With sky light, down lights, radiator and 'A' frames. Stone pointed wall.

Bedroom 2 (12' 4" x 8' 5") or (3.76m x 2.56m)

Radiator, 'A' frames, window and down lights. Natural stone pointed walls.

Church Street, Llangadog, Carmarthenshire.

EXTERNALLY

Enclosed rear patio and gravelled area

Gravelled car parking area.

Outside lights.

Broadband and Mobile phone

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

Local Authority

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

Agents Note

This property is located under the archway of the Red Lion Car Park.

Council Tax

To be rated.

Viewing

By appointment with Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Directions

From Llandeilo take the A40 to Llandovery for approximately 6 miles and at the Square and Compass roundabout and take the third exit towards the village of Llangadog. Proceed into the village and the Red Lion Hotel will be found on the right. The barn will be found through the archway.

