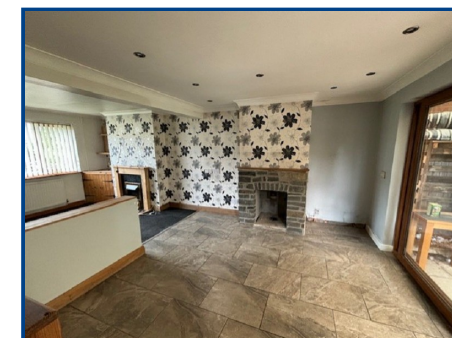
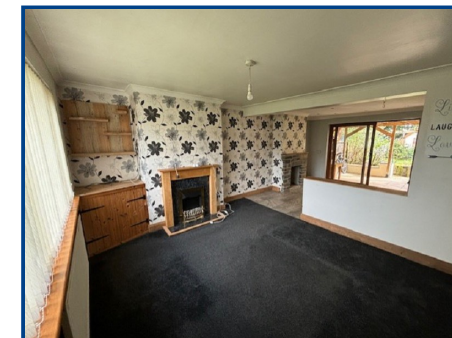




**33 Rhydyfro  
Llangadog  
Carmarthenshire. SA19 9HW**

Price **£169,950**



- 3 Bedroom Semi Detached House
- Gas Central Heating
- Double Glazing
- Convenient Location in Llangadog Village
- Rear Garden with Open Aspect with Scenic Views
- Off Road Parking & Lean-to Covered Area
- Timber Decked Terrace
- EPC: C72

**General Description**

In a convenient location within the village of Llangadog, a 3 bedroom semi detached house with gas central heating and double glazing. Front garden and parking area and rear garden with an open aspect.

**EPC Rating: C72**

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

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## Rhydyfro, Llangadog, Carmarthenshire.

### Property Description

A semi detached 3 bedroom family home with the benefit of gas central heating and mahogany effect double glazing.

The property has been modernised over recent years providing spacious accommodation with fitted kitchen/dining room. Externally the property has a parking area to the front with lawned garden and rear patio with hot tub, rear lawned garden and raised timber decking area with an open aspect to the rear.

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.

The accommodation comprises entrance hall, lounge, kitchen/dining room, 3 bedrooms and bathroom.

### Front Canopy

### Double Glazed Door:-

Double Glazed door and side panel to:

### Hall

With tiled floor, dado rail, staircase to first floor, radiator, meter box and built in cupboard with understairs storage area with shelving and coat hooks.

### Lounge (12' 8" x 10' 3") or (3.85m x 3.13m)

With radiator, coved ceiling, double glazed window, feature fireplace with timber surround, electric fire and hearth. Built in cupboard and shelving.

### Kitchen/Dining Room (19' 7" Max x 11' 0") or (5.98m Max x 3.36m)

narrowing down to 2.40m. With a range of wall, base and drawer units with fitted worktops, sink unit with mixer tap, double electric oven and 5 ring gas hob with stainless steel extractor hood above. Plumbing for washing machine and double glazed window. Tiled floor.

Dining area with feature stone fireplace with mantle suitable for a wood burning stove, down lights and coved ceiling. Sliding patio doors.

### First Floor

Landing with access to roof space and double glazed window.

### Bathroom (7' 5" x 5' 5") or (2.27m x 1.65m)

With low level wc, pedestal wash hand basin and panelled bath with over bath shower and folding screen. 2 double glazed windows, part tiled walls, radiator and built in cupboard. Pull switch and down lights.

### Bedroom 1 (11' 0" x 10' 11") or (3.35m x 3.33m)

Built in wardrobes, radiator, double glazed window and coved ceiling.

### Bedroom 2 (10' 5" x 9' 11") or (3.18m x 3.03m)

Built in shelving and cupboards, coved ceiling, radiator and shelving. TV point and double glazed window.

### Bedroom 3 (9' 3" x 7' 5") or (2.82m x 2.25m)

With built in cupboard, TV point, double glazed window and radiator.

### EXTERNALLY

To the front of the property is a parking area with lawned garden with bushes and shrubs. Pedestrian path to the rear of the house

To the rear of the property is a paved area and lean-to covered area with hot tub

Feature pond

Enclosed rear garden laid to lawn with dwarf walling, raised flower bed and pergola

Covered timber decked area with built in bar and open aspect to the rear.

Outside taps and electric point

### Store Shed (6' 6" x 6' 0") or (1.97m x 1.82m)

With power and light.

### Store (6' 0" x 8' 0") or (1.82m x 2.45m)

### Workshop (14' 6" x 5' 9") or (4.43m x 1.76m)

With power and light. Window.

### Local Authority

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

### Broadband and Mobile phone

Mobile and broadband signal is deemed to be good in this location. Please check with your provider.

### Viewing

By appointment with the Selling Agents.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Council Tax

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### Directions

From Llandeilo take the A40 eastwards for about 6 miles towards Llandovery. At the roundabout take the third exit towards Llangadog. Proceed into the village centre passing around the left hand bend. Continue for about 200 metres and the turning to Rhydyfro is on the left. The property will be found at the bottom of the road on the right hand side.

