

**Castle Offices  
Church Street  
Llangadog  
Carmarthenshire.**

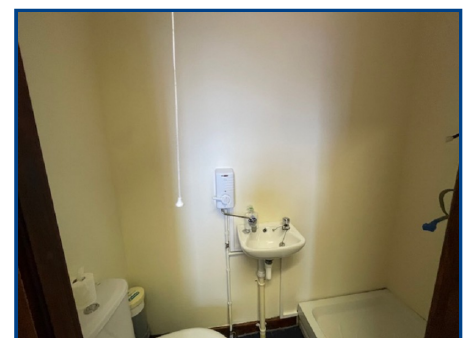
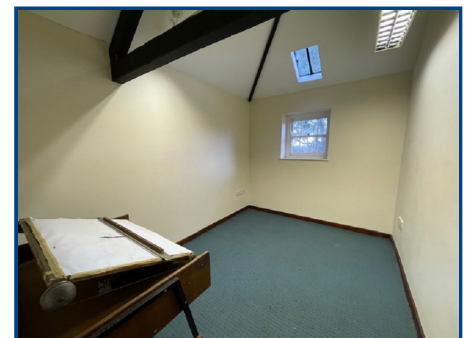
**Price £79,950**



- A Quaint Traditional Property
- Formerly offices
- In a convenient Location
- Llangadog Village
- EPC: G159

**General Description**

An attractive traditional property, formerly office space, situated in the centre of Llangadog.



**EPC Rating:**

## Church Street, Llangadog, Carmarthenshire.

### Property Description

This attractive quaint property lends itself to multiple uses, including commercial, business and residential use subject to the necessary planning approval.

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 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 accommodation comprises Hall, office/reception room, first floor office, kitchen area and shower room.

### Entrance Door

to:

### Hall

Stairs to first floor.

### Office/Reception Room (25' 5" x 8' 2") or (7.75m x 2.49m)

Narrowing to 1.66m. Understairs cupboard and 3 windows.

### First Floor

### Office 2 (8' 7" x 11' 8") or (2.62m x 3.55m)

Beamed ceiling, sash window and sky light.

### Kitchen (10' 1" x 5' 9" Max) or (3.07m x 1.76m Max)

With sink unit, water heater, 2 windows, extractor fan, base unit and ceiling beams.

### Shower Room

With low level wc and vanity basin. Shower tray (not plumbed in), extractor fan and sky light.

### Local Authority

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

### Viewing

By appointment with the Selling Agents.

### Broadband and Mobile phone

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

### Services

Mains electricity, mains water, mains drainage

### Tenure

Freehold

### Council Tax

Not Specified

### Directions

From Llandeilo take the A40 to Llandovery. At the Square and Compass roundabout take the third right into Llangadog Village. Continue into the village passing the Castle Hotel on the right, the property will be found next door on the right hand side.

### Important notice

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### Professional Services

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