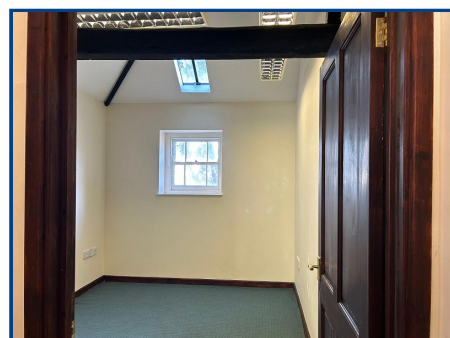
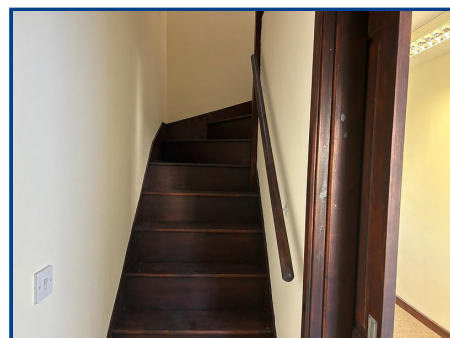
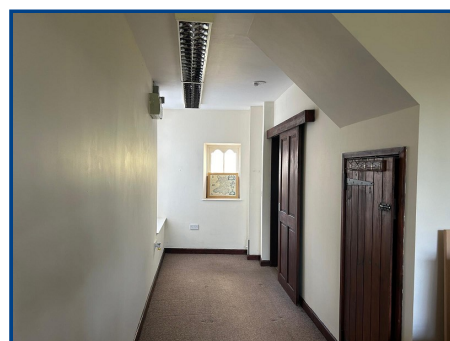
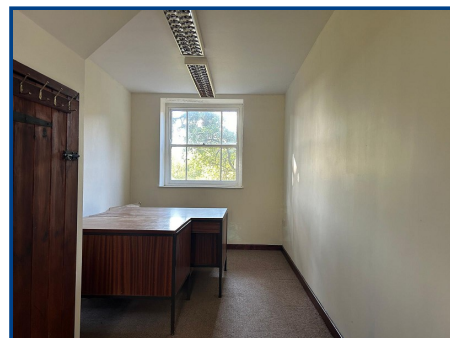


**Castle Offices
1 Heol Dyrfal
Llangadog
Carmarthenshire.**

Price Guide £45,000 (plus fees)



- ON LINE AUCTION 19TH - 21ST MAY 2025 - GUIDE PRICE £45,000 (Plus Fees)
- A Quaint Traditional Property formerly offices
- In a convenient Location
- Llangadog Village
- EPC: G159



General Description

TO BE SOLD BY ONLINE AUCTION - GUIDE PRICE £45,000 (plus fees) ** This Auction will be held by our joint Auctioneers - Auction House Wales www.auctionhouse.co.uk/wales** Bidding will open at 12 Noon on Monday 19th May and will run until 12 Noon on Wednesday 21st May 2025*An attractive traditional property, formerly office space, situated in the centre of Llangadog.

EPC Rating:

1 Heol Dyrfal, Llangadog, Carmarthenshire.

Property Description

TO BE SOLD BY ONLINE AUCTION - GUIDE PRICE £45,000 (plus fees)** 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. CTFCP

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, 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

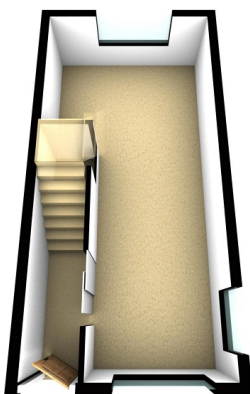
Council Tax

Not Specified

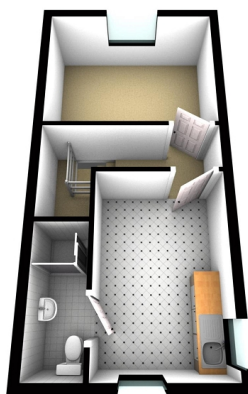
Directions

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.

Ground Floor



First Floor



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 mis-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.