

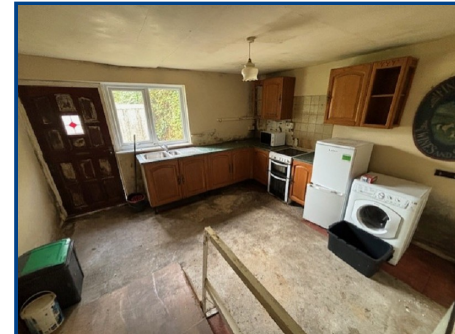


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

The Old Forge
Llansawel
Llandeilo
Carmarthenshire. SA19 7JD

Price **£110,000**



- Former Old Forge
- Ripe for improvement and update
- Single storey 2 bedroom cottage
- Rear Garden with river boundary
- Delightful Village of Llansawel
- Rear Garden & store shed
- Views over farmland to the rear
- EPC: Pending

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

An attractive 2 bedroom single storey cottage formerly an old forge.

Tel: **01558 823 601**

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

Llansawel, Llandeilo, Carmarthenshire.

Property Description

Situated in the village of Llansawel, this traditional 2 bedroom cottage with stone elevations under a slated roof, ripe for improvement and update.

The property is located within the Village Community of Llansawel in North Carmarthenshire. Llansawel is located 8 miles South from the University Town of Lampeter. 10 miles from the Market Town of Llandovery and Llandeilo, all with a variety of amenities such as Supermarkets, Primary and Secondary Education, G.P. Surgery, and also within easy commuting distance of Carmarthen and the M4 Intersection at Crosshands.

The property backs onto open farmland, in a semi rural location with Village amenities on your doorstep.

The accommodation comprises lounge/diner, kitchen, 2 bedrooms and shower room.

Entrance to;

Lounge/Dining Room (21' 2" x 16' 2") or (6.46m x 4.93m)

2 windows, ceiling beams, 2 night storage heaters, laminate floor and hearth with woodburning stove. Access to roof space.

Kitchen (12' 6" x 12' 2") or (3.80m x 3.70m)

Base and wall units, fitted worktops, single drainer sink unit with mixer tap. Double glazed window and door to rear. Cooker point.

Inner Hallway

With hot water tank with louvre door.

Bedroom 1 (8' 1" x 9' 11") or (2.46m x 3.01m)

Night storage heater, access to roof space and window to front.

Shower Room (6' 2" x 7' 9") or (1.88m x 2.36m)

With low level wc, wash hand basin and built in electric shower unit. Double glazed window and extractor fan.

Bedroom 2 (10' 8" x 12' 1") or (3.24m x 3.69m)

With double glazed window and night storage heater.

EXTERNALLY

Rear Garden with boundary to the river Melinddwr with views over the surrounding farmland beyond. Further naturalised area

Detached Store Shed

Local Authority

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

Broadband and Mobile phone

Please check with your provider.

Agents Note

High risk from rivers but has no recorded flooding.

Viewing

By appointment with the Selling Agents.

Services

Mains water, mains electricity, mains drainage

Tenure

Freehold

Council Tax

C

Directions

Leave Llandeilo eastwards on the A40 and after the roundabout turn immediately left up the Talley road. Proceed into and through Talley village and after about a mile turn left to Llansawel. Continue into the village and the property will be found on the left hand side just after the bridge.

