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Estate Agents & Auctioneers**
12 Offices Across South Wales

**Golwg Yr Afon
Ashfield Row
Llangadog
Carmarthenshire
SA19 9NB**

Price **£264,950**



- 3/4 Bedroom Detached Bungalow
- Versatile Accommodation
- Potential Income Opportunity
- Solar Panels & Air Source Heating
- Elevated Position With Views
- Outskirts of Llangadog Village
- NO ONWARD CHAIN
- EPC: C76



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 detached bungalow on the outskirts of Llangadog Village with views overlooking the River Towy and surrounding valley. The property has versatile accommodation and would be perfect for multi generational living.

EPC Rating: C76

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Ashfield Row, Llangadog, Carmarthenshire.

Property Description

An attractive 3/4 bedroom bungalow set in a slightly elevated position on the outskirts of Llangadog village with views overlooking the River Towy and surrounding Valley. The property is set in a convenient location within easy commuting distance and on a bus route to both Llandovery and Llandeilo which offer a wide and varied range of amenities and a short distance from the heart of Wales railway line.

The property has versatile accommodation and would be ideal for multi generational living or the possibility of future income for letting.

The accommodation comprises Hall, Lounge, kitchen/ dining room, dining room/ extra bedroom, bathroom, Utility, three further bedroom, shower room and kitchenette/ lounge. Air source heating, solar panels, multi fuel burner, brick paved driveway to front boasting ample off road parking, front and side lawned garden with patio area and low maintenance to rear.

Double Glazed Door and Side Panel to;

Entrance Hall

With tiled floor, radiator, coved ceiling and telephone point.

Living Room (20' 0" x 12' 4" Max) or (6.09m x 3.75m Max)

Radiator, coved ceiling, double glazed window to front with views. TV point, multi fuel burner with brick surround and tiled hearth. Wall lights and dining hatch.

Kitchen/Dining Room (20' 0" x 10' 2") or (6.09m x 3.11m)

Tiled floor and part tiled walls, radiator and two double glazed windows to rear. Coved ceiling, dining hatch, stainless steel sink unit with mixer tap. Wall, base and drawer units. Electric induction hob and extractor hood. Integrated fridge and breakfast bar.

Utility Room (9' 8" x 4' 11") or (2.94m x 1.51m)

Tiled floor, coat hooks, radiator, plumbing for washing machine, appliance space and worktops over. Double glazed window and double glazed door. Coved ceiling.

Dining Room / Bedroom (17' 8" x 9' 9") or (5.38m x 2.96m)

With timber boarded floor, radiator, double glazed patio door to front, timber boarded ceiling and access to roof space.

Lean To (16' 3" x 8' 4") or (4.96m x 2.53m)

With work surfaces, tap, power and light. Door to side and door to access rear garden.

Bathroom (7' 1" x 12' 3") or (2.17m x 3.73m)

Tiled floor, tiled walls, coved ceiling, shower cubicle with Triton electric shower. Panelled bath with mixer tap and hand held attachment, wash hand basin with cupboard below. Low level WC, two double glazed windows, radiator, pull switch and light up mirror. Linen cupboard with slatted shelved.

Inner Hallway

Tiled floor and coved ceiling.

Bedroom (13' 6" x 9' 1") or (4.11m x 2.78m)

With double glazed window to rear, radiator, coved ceiling and two built in wardrobes. Pull switch.

Ashfield Row, Llangadog, Carmarthenshire.

Bedroom (10' 0" x 10' 3") or (3.06m x 3.13m)

With coved ceiling, radiator and double glazed window to front.

Annexe

Can be accessed by the main property or externally.

Bedroom (10' 0" x 9' 10") or (3.06m x 3.00m)

Radiator, built in wardrobe and built in cupboard with slatted shelved. Tiled floor and coved ceiling.

Shower Room (6' 4" x 5' 4") or (1.93m x 1.63m)

With tiled floor, tiled walls, radiator, pedestal wash hand basin and low level WC. Shower enclosure with Gainsborough electric shower, down lights, coved ceiling and pull switch.

Kitchenette/Living Area (12' 5" x 9' 3") or (3.78m x 2.82m)

4.63 max. Two double glazed windows, double glazed door, coved ceiling and tiled floor. Wall, base and drawer units. Extractor fan, stainless steel sink unit with mixer tap, radiator and down lights.

Boiler cupboard housing Tempest heat pump.

EXTERNALLY

To the front the property is approached via an attractive brick drive with parking for several vehicles. Raised front lawn.

Rear garden with gravel border and shrubs. Pathway to side garden with large raised paved patio and lawned garden with views. Outside tap.

Timber Store Shed (7' 10" x 5' 9") or (2.39m x 1.76m)

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.

Viewing Arrangements

By Appointment With The Selling Agent.

Services

Mains electricity, mains water, mains drainage and Air source heat pump

Tenure

Freehold

Council Tax

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Directions

From Llandeilo proceed on the A40 towards Llandovery. After approximately 5 miles the property will be found on the left had side just before the roundabout.

