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Estate Agents & Auctioneers**
12 Offices Across South Wales

**3 Church Street
Llangadog
Carmarthenshire
SA19 9AA**

Price £225,000



- Recently Extended and Modernised
- Deceptively Spacious Mid Terrace Property
- Move In Condition
- 3 Bedrooms
- Ground Floor Shower Room and First Floor Bathroom
- Gas Central Heating
- Located In The Heart Of Llangadog Village
- Viewing Highly Recommended
- 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 immaculate and stylish mid terrace house, tastefully renovated and modernised to a high standard, providing a comfortable family home with contemporary modern well presented accommodation, while retaining some traditional character features.

Tel: 01558 823 601

Email: llandeilo@ctf-uk.com

Web: www.ctf-uk.com

Church Street, Llangadog, Carmarthenshire.

Property Description

A deceptively spacious mid terrace 3 bedroom house situated in the heart of Llangadog Village. The property has been extended and renovated to a high standard by the present owners to provide a stunning family home.

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 and sitting area, shower room, utility, 3 bedrooms and bathroom.

Composite door to

Entrance Hall

With laminate floor, radiator, telephone point and stairs to first floor.

Living Room (21' 1" x 12' 3" Max) or (6.42m x 3.73m Max)

With laminate floor, painted natural stone former fireplace, two radiators, TV point, window to front and under stairs storage.

L Shaped Sitting/ Kitchen/ Dining Room (26' 11" Max x 11' 3" Max) or (8.21m Max x 3.44m Max)

Narrowing to 2.62.

With under floor heating, down lights and laminate floor. Wall, base and drawer units. Integrated dishwasher, electric oven with induction hob and extractor fan over. Composite bowl and half sink unit with drainer and mixer tap. Double glazed window and double glazed patio doors. Power points with USB charger.

Shower Room & WC (3' 2" x 5' 3") or (0.97m x 1.60m)

max 1.82. With under floor heating, tiled floor, part tiled walls, low level WC, down lights, extractor fan and freestanding bowl sink unit on timber plinth with tile splash back. Recess with down lights. Shower cubicle with mains shower.

Utility Room (8' 2" Max x 6' 2") or (2.50m Max x 1.87m)

With under floor heating, Worcester gas boiler, down lights, wall units and work surface. Plumbing for washing machine and appliance space.

Church Street, Llangadog, Carmarthenshire.

First Floor

Landing

With open balustrade, double glazed sky light and linen cupboard.

Principle Bedroom (11' 11" x 15' 10") or (3.62m x 4.82m)

With radiator, two windows to front, exposed timber lintel and handmade ledged door with suffolk latch. TV point.

Bathroom (8' 11" x 9' 1") or (2.73m x 2.77m)

With exposed beam, corner shower cubicle, low level wc, pedestal wash hand basin, panelled bath with mixer tap and hand held attachment. Double glazed sky light, heated towel warmer and extractor fan. Handmade ledged door with suffolk latch.

Bedroom 2 (9' 7" x 7' 5") or (2.92m x 2.27m)

With double glazed window to rear, radiator and power points with usb chargers.

Bedroom 3 (13' 1" x 7' 5") or (4.0m x 2.25m)

With double glazed window to rear, radiator and power points with usb chargers.

EXTERNALLY

Outside tap, light and power point. Concrete patio area and steps to lawned rear garden, attractive stone border with bushes and shrubs. Corrugated store shed.

Vehicular access to the rear of the property through number 1 Church Street.

Agents Note

There is a third party right of way to the rear.

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 gas, mains drainage

Tenure

Freehold

Council Tax

B

Directions

From Llandeilo take the A40 to Llandovery for approximately 6 miles and at the Square and Compass roundabout and take the third exit towards the village of Llangadog. Proceed into the village and the property is located on the right hand side, opposite the church.

