



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**Delfan  
Llanwrda  
Carmarthenshire. SA19 8HD**

Price **£215,000**



- 2/3 Bedroom Semi Detached Cottage
- Double Glazing and Gas Central Heating
- In the Popular Village of Llanwrda
- Convenient to Llandeilo and Llandovery
- Large garden area to side
- 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](mailto:surveys@ctf-uk.com).

**General Description**

A delightful semi detached 2/3 bedroom cottage with large enclosed side garden area.

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Llanwrda, Llanwrda, Carmarthenshire.

Property Description

Nestled in the picturesque village of Llanwrda, this traditional semi detached cottage offering a perfect blend of rural charm and modern comfort. It has the benefit of double glazing and lpg central heating. Ideal for first time buyers or downsizers.

Located within easy reach of Llandovery and Llandeilo towns with good transport links, Delfan offers the best of both worlds, a peaceful village lifestyle with convenient access to local amenities, schools and transport routes. The village of Llanwrda has a village hall and places of worship.

The towns of Llandovery about 3 miles and Llandeilo about 9 miles. The market town of Llandovery benefits from comprehensive shopping facilities with a variety of shops, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with a swimming pool and a supermarket on the outskirts of the town. In addition there is the upper Towy Valley village of Llangadog with further facilities of mini market, butchers, post office and other useful outlets within about 3 miles.

The accommodation comprises lounge, sitting room, sun room, kitchen, bathroom and at first floor 2 bedrooms with landing/potential for bedroom 3.

Door to:

Double glazed entrance door to:

**Lounge (14' 2" x 11' 9" Max) or (4.32m x 3.59m Max)**

Radiator, beamed ceiling, double glazed window, fuse box and quarry tiled floor.

**Dining Room (15' 4" x 12' 1") or (4.68m x 3.68m)**

Laminate floor, radiator, double glazed patio doors to sun room, glass panelled double glazed door, feature fireplace with mantle and wood burning stove and hearth.

**Sun Room (11' 3" x 8' 10") or (3.43m x 2.70m)**

Double glazed doors and windows, radiator, light and power.

**Kitchen (12' 7" x 6' 11") or (3.84m x 2.11m)**

With double bowl enamel sink unit with mixer tap, range of wall, drawer and base units with fitted worktops. Cooker range with extractor hood above. Radiator, plumbing for washing machine, double glazed windows, part tiled walls and laminate floor. Wall mounted gas boiler.

**Bathroom (9' 6" Max x 6' 9") or (2.90m Max x 2.06m)**

With low level wc, pedestal wash hand basin and panelled bath with mixer tap and shower head. Laminate floor, radiator and double glazed window. Part tiled walls and pull switch.

**Stairs to first floor.**

Llanwrda, Llanwrda, Carmarthenshire.

**Landing/Bedroom 3 (10' 8" x 13' 2") or (3.25m x 4.02m)**

Currently a spacious landing area but has much potential for 3rd bedroom. Radiator, boarded floor and access to roof space.

**Bedroom 1 (14' 7" x 12' 7") or (4.44m x 3.83m)**

Dual aspect double glazed windows, radiator and beamed ceiling.

**Bedroom 2 (15' 9" x 12' 2") or (4.81m x 3.71m)**

Boarded floor, radiator and double glazed window.

EXTERNALLY

Spacious side garden with borders, outside tap and pedestrian gate.

LPG gas tank

Range of store sheds

Attached Store

Local Authority

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

Broadband and Mobile phone

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains drainage. LPG Heating.

Tenure

Freehold

Council Tax

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Directions

From Llandeilo take the main A40 for Llandovery. At Square and Compass roundabout continue on the A40 towards Llandovery and turn left into the village of Llanwrda where the property will be found on the left hand side,

