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**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**

12 Offices Across South Wales

**Hendir
Carreg Sawdde
Llangadog
Carmarthenshire SA19 9BU**

Price £190,000



- Detached 2 Bedroom Bungalow
- Tarmacadam Parking Area
- Raised garden and Patio
- Oil Central Heating
- Double Glazing
- Convenient Location with Views over Llangadog Common
- EPC: D55



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

A detached 2 bedroom bungalow with parking and garden area. Situated on the edge of the Llangadog Common and a short walk to the Village.

EPC Rating: D55

Tel: 01558 823 601

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Carreg Sawdde, Llangadog, Carmarthenshire.

Property Description

A detached two bedroom bungalow in a semi rural location. The property has the benefit of oil central heating, modern fitted kitchen with integrated appliances and double glazing.

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/diner, 2 bedrooms and bathroom.

Double Glazed Door

to:

Entrance Hall

Radiator and access to roof space.

Lounge (12' 2" x 14' 11") or (3.70m x 4.54m)

With double glazed window, alcove area, TV and telephone point. Radiator.

Kitchen/Diner (18' 1" x 9' 9") or (5.50m x 2.97m)

With a range of modern soft close wall, base and drawer units, fitted worktops, bowl and a half sink unit with mixer tap. Electric oven and 4 ring induction hob with extractor hood above. Integrated fridge, freezer and dishwasher. Two double glazed windows to rear and double glazed patio doors. Two TV points and radiator.

Bedroom 1 (7' 9" x 11' 5") or (2.35m x 3.47m)

Double glazed window, radiator and TV point.

Bedroom 2 (7' 5" x 10' 10") or (2.27m x 3.30m)

Double glazed window, radiator and TV point.

Rear Hall

Double glazed door to rear. Oil central heating boiler.

Carreg Sawdde, Llangadog, Carmarthenshire.

Bathroom (5' 10" x 9' 5") or (1.78m x 2.87m)

With panelled bath with shower screen and mixer tap, mains shower, pedestal wash hand basin and low level wc. Part tiled walls, radiator, extractor fan, window to rear, shaver point, pull switch and extractor fan.

EXTERNALLY

Gated tarmacadam driveway with parking space. Paved patio, graveled borders, outside tap and light. Raised garden area with views over the common

Local Authority

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

Broadband and Mobile phone

Broadband and mobile signal is deemed to be good in this location. Please check with your provider.

Viewing

By appointment with the Selling Agent.

Services

Mains electricity, mains water and mains drainage. Oil central heating.

Tenure

Freehold

Council Tax

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Directions

From Llandeilo take the main A40 for Llandovery. Proceed on this road for approx 6 miles and at the Square & Compass roundabout take the 3rd exit sign posted Llangadog. Follow on into the village and take the right turn sign posted Brynamman and then take the next right turning over the bridge and onto Llangadog common. The property will be found immediately on your left hand side.

