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Estate Agents & Auctioneers**  
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## Glasfryn Llangadog Carmarthenshire.

Price **£215,000**



- Three Double Bedrooms
- 3 Reception Rooms
- Ground Floor Bathroom
- Large Side and Rear Gardens
- Detached Garage
- Fine Views Over The Neighbouring Farmland
- 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 three bedroom semi detached home with huge potential- An ideal renovation project. The property boasts a large rear garden, ample parking and detached garage.

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Ilangadog, Llangadog, Carmarthenshire.

Property Description

Set in the charming village of Llangadog, Glasfryn is a traditional three bedroom semi detached house offering a rare opportunity for renovation in a beautiful location. With a large garden and far-reaching views over the surrounding countryside, Glasfryn is brimming with potential.

Located in a quiet residential spot just a short walk from the heart of Llangadog, Glasfryn offers the best of village life with local amenities, a primary school, train station and access to the Brecon Beacons National Park all nearby. 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 briefly comprises:Entrance vestibule, hallway, front room, sitting room, dining room, bathroom and kitchen.  
At first floor are three double bedrooms with a WC in the rear bedroom.

Double Glazed Door

Entrance Vestibule (3' 8" Min x 3' 10") or (1.11m Min x 1.18m)

Tiled floor, dado rail and coved ceiling.

Front Room (12' 6" x 9' 6") or (3.80m x 2.89m)

Double glazed bay window to front, open fire with grate, tiled heath and surround. Coved ceiling and radiator.

Hall

Stairs to first floor, radiator, telephone point and under stairs cupboard.

Lounge (9' 11" x 10' 10") or (3.03m x 3.31m)

With radiator, double glazed window, fireplace with tile and timber surround. Tiled hearth and TV point.

Dining Room (10' 11" x 9' 5") or (3.33m x 2.86m)

With radiator, double glazed window, double glazed door to side and picture rail.

Bathroom (5' 11" x 7' 3") or (1.81m x 2.21m)

With tiled walls, radiator, double glazed window and low level WC. Panelled bath, pedestal wash hand basin and wall light.

Inner Hallway

With access to loft space.

Ilangadog, Llangadog, Carmarthenshire.

Kitchen (10' 2" x 8' 3") or (3.11m x 2.52m)

With radiator, wall, base and drawer units. Stainless steel, drainer and mixer tap. Plumbing for washing machine, appliance space, induction hob and extractor fan over. Double oven, two double glazed windows and strip light.

First Floor

Landing

With access to loft space, open balustrade and storage cupboard.

Bedroom (10' 2" x 8' 3") or (3.09m x 2.52m)

Double glazed bedroom, radiator. Airing cupboard with slatted shelves, wall mounted gas boiler. Sliding Doors into Cloakroom with low level WC and wash hand basin.

Bedroom (10' 8" x 10' 1") or (3.25m x 3.08m)

With double glazed window, radiator, pull switch and picture rail.

Bedroom (15' 11" x 10' 3") or (4.84m x 3.12m)

With two double glazed windows, radiator, picture rail and pull switch.

EXTERNALLY

Front forecourt with pedestrian gate and tiled pathway. Double gated driveway and tarmac drive with parking for several cars.

Outside light and power. Lawned area with shrubs, bushes and Vegetable patch. Paved area with views over the neighbouring farmland.

Garage

Shed

Services

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 the property can be found a little further on on the left hand side.

