



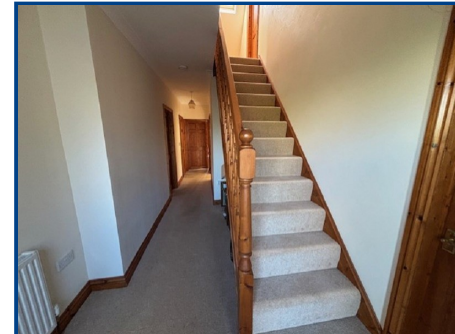
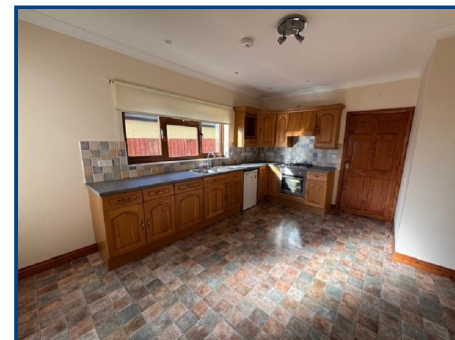
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**9A Golwg Y Mynydd
Llangadog
Carmarthenshire
SA19 9ED**

Price **£295,000**



- Attractive detached dormer bungalow in a village location
- Flexible layout with 2/3 bedrooms
- Spacious living accommodation
- Attached garage and driveway parking
- Low maintenance garden
- Oil Central Heating & Double Glazing
- EPC: Pending
- NO ONWARD CHAIN



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 well- proportioned detached dormer bungalow situated in the popular residential development within the village of Llangadog, enjoying a pleasant position with views towards the surrounding countryside.

The property offers versatile accommodation, currently arranged to provide 2/3 bedrooms, together with an integral garage and low maintenance garden.

Tel: **01558 823 601**

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Golwg Y Mynydd, Llangadog, Carmarthenshire.

Property Description

This 2/3 bedroom dormer bungalow of conventional construction under a slated roof and has the benefit of oil central heating and wood effect double glazing.

The accommodation comprises entrance hall, bedroom 3/dining room, kitchen/breakfast room, lounge, sun room, shower room and integral garage and on the first floor 2 bedrooms and bathroom.

Situated in the village of Llangadog 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 house, 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 area is a renowned tourist destination noted for its ancient Castles, including Carreg Cennen & Dynevor, together with The Botanical Gardens of Wales and the gardens and house at Aberglasney, Llangathen. The stunning coastlines of Gower and Pembrokeshire are within easy reach.

Double Glazed Door and Side Panel to;

Entrance Hall

Radiator, open balustrade staircase to first floor and coved ceiling. Understairs area.

Dining Room / Bedroom (17' 2" x 7' 9") or (5.24m x 2.37m)

With 2 double glazed windows, radiator, coved ceiling. Telephone and TV point.

Kitchen / Breakfast Room (15' 7" x 12' 11") or (4.74m x 3.93m)

With a range of base, drawer and walls units, fitted worktops, bowl and a half sink unit with mixer tap, appliance space, 4 ring gas hob and electric oven. Radiator, coved ceiling, down lights, TV point, double glazed window and door.

Utility Room (8' 0" x 9' 10") or (2.43m x 3.0m)

With fitted worktop with appliance space, plumbing for washing machine, radiator, double glazed window and etractor fan. Door to garage

Lounge (17' 7" x 13' 7") or (5.35m x 4.13m)

With patio doors to sun room, 2 double glazed windows, wall lights, radiator, TV and telephone point.

Sun Room (5' 8" x 9' 10") or (1.73m x 3.0m)

With tiled floor, patio doors and double glazed windows. Power points and spot lights.

Shower Room (7' 10" x 6' 5") or (2.40m x 1.95m)

With shower enclosure, low level wc and pedestal wash hand basin. Double glazed window, coved ceiling, extractor fan and radiator. Airing cupboard with radiator and slatted shelves.

Golwg Y Mynydd, Llangadog, Carmarthenshire.

First Floor

Stairs to first floor.

Landing

With roof lights, eaves storage, radiator and access to roof space.

Bedroom 1 (9' 9" x 11' 1") or (2.97m x 3.37m)

Radiator, double glazed window and TV point.

Bedroom 2 (9' 11" x 16' 11") or (3.01m x 5.16m)

2 radiator, 2 double glazed windows, coved ceiling, TV and telephone point.

Bathroom (7' 9" x 6' 9") or (2.36m x 2.05m)

With panelled bath,. pedestal wash hand basin and low level wc. Coved ceiling, double glazed window, pull switch, extractor fan and radiator.

EXTERNALLY

Gated tarmacadam driveway and parking area. Pedestrian gate. Paths to either side of the property.

Rear low maintenance graveled garden area.

Oil Tank
Outside Tap

Attached garage (19' 1" x 10' 1") or (5.82m x 3.07m)

With oil central heating boiler, access to roof space, up and over garage door. Double glazed window, concrete floor and fluorescent light.

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. Please check with your provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

E

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. From the village centre A4069 towards Llandovery and then almost immediately turn right for Myddfai. After a short distance turn right into Golwg y Mynydd, No. 9A will be found in front of you.

