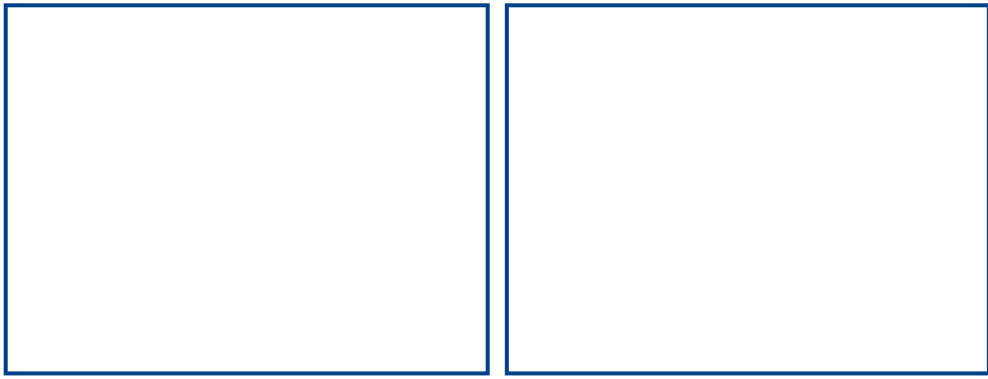




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**Black Lion Cottage
Llansawel
Llandeilo
Carmarthenshire SA19 7JL**

Price £90,000



- 3 BEDROOM MID TERRACE COTTAGE
- OIL CENTRAL HEATING
- DOUBLE GLAZING
- CONVENIENT LOCATION IN LLANSAWEL VILLAGE
- REAR GARDEN
- EPC: D57



EPC Rating: D57

General Description

A mid terrace traditional 3 bedroom cottage with the benefit of oil central heating and double glazing.

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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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.

Tel: 01558 823 601

Email: llandeilo@ctf-uk.com

Web: www.ctf-uk.com

Llansawel, Llandeilo, Carmarthenshire.

Property Description

This traditional 3 bedroom cottage has rendered elevations under a slated roof with a later extension to the rear. It has the benefit of oil central heating and double glazing. The accommodation retains many original features to include beamed ceilings, inglenook fireplace and internal doors.

Situated in the village of Llansawel on the edge of the Cothi Valley which is some 9 miles from the thriving university town of Lampeter, some 12 miles from Llandeilo and the town of Carmarthen is within easy reach.

The accommodation briefly comprises Entrance porch, lounge, kitchen, dining room and bathroom on the ground floor and 3 bedrooms and toilet at first floor. Externally there is a rear enclosed lawned garden.

Double Glazed Door:-

to:

Entrance Porch

With laminate floor, beamed ceiling and inner door to;

Lounge (15' 10" x 17' 5") or (4.83m x 5.32m)

With beamed ceiling, two radiators, inglenook fireplace with bressumer beam and hearth with calor gas wood effect stove (currently disconnected). Stairs to first floor. Window to dining room.

Kitchen (12' 8" x 8' 5") or (3.87m x 2.56m)

With a range of base, wall and drawer units, fitted worktops, bowl and half sink unit with mixer tap, part tiled, laminate floor, space for cooker and extractor fan above. Window and door to dining area.

Dining Room (13' 9" x 7' 1") or (4.19m x 2.16m)

With coved ceiling, radiator, window and door to porch.

Porch (8' 4" x 3' 8") or (2.53m x 1.13m)

With access to roof space, tiled floor and two double glazed doors.

Ground Floor Bathroom (12' 1" x 6' 0") or (3.69m x 1.83m)

With panelled bath with shower mixer tap, shower enclosure with neptune electric shower unit, low level wc and pedestal wash hand basin. Extractor fan, double glazed window radiator and tiled floor.

First Floor

Landing with access to roof space, built in wardrobe and shelving.

Bedroom 1 (14' 1" x 8' 7") or (4.29m x 2.61m)

With double glazed window, radiator and wall lights. Door to Separate Wc with Saniflo toilet.

Bedroom 2 (8' 2" x 12' 9") or (2.49m x 3.89m)

'A frames', double glazed window, built in cupboards and pull switch.

Bedroom 3 (10' 8" x 5' 5") or (3.26m x 1.66m)

With double glazed window, built in wardrobe and storage cupboards.

EXTERNALLY

Concrete Patio area with external oil central heating boiler.

Rear Enclosed Lawned garden area.

Timber Store Shed

Oil Tank

Pedestrian Door to side lane.

Local Authority

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water and mains drainage.

Tenure

Freehold

Council Tax

B

Directions

From Llandeilo take the B4302 to Talley and proceed through the village, continue for approximately 1.5 miles turning left onto the Llansawel Road. On entering the village of Llansawel proceed over the bridge and turn right passing the Angel Public House on the right. The cottage will be found a little further on the right hand side just after the Black Lion.

