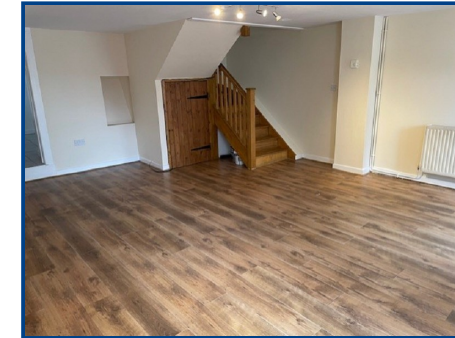




**Chartered Surveyor, Valuers,
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Gwalia House
High Street
Llangadog
Carmarthenshire. SA19 9EF

Price £159,950



- A Mid Terrace 4 Bedroom Cottage
- Gas Central Heating
- Convenient Central Village Location
- Roof Top Terrace
- Spacious Accommodation over 3 floors
- Attractive Features
- EPC: D63

General Description

A spacious 4 bedroom mid terrace cottage with attractive features that include the beamed ceilings, sash windows, internal staircases and roof terrace.

EPC Rating: D63

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

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Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

High Street, Llangadog, Carmarthenshire.

Property Description

This 4 bedroom mid terrace house is of traditional construction under a slated roof and affords spacious accommodation over three floors. Modernised and extended over recent years and has the benefit of gas central heating.

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.

The accommodation comprises entrance porch, lounge/dining room, kitchen/breakfast room, landing, bathroom and 4 bedrooms.

Entrance Door

to:

Front Porch

Laminate floor and coat hooks.

Lounge/Dining Room (19' 11" x 16' 4") or (6.07m x 4.97m)

With open balustrade staircase to first floor, understairs cupboard, laminate floor, radiator and 2 sash windows to front.

Kitchen/Breakfast Room (15' 3" x 8' 11") or (4.66m x 2.72m)

With a range of wall, base and drawer units with fitted worktops, stainless steel sink unit with mixer tap, electric oven and 4 ring electric hob with stainless steel extractor hood above. Plumbing for washing machine and dish washer. Tiled floor, fluorescent light, radiator and window. Wall mounted gas central heating boiler.

First Floor

Landing and staircase up to second floor. Laminate floor.

Bedroom 1 (10' 3" x 9' 11") or (3.12m x 3.03m)

With sash window, radiator and laminate floor.

Bathroom (11' 6" x 6' 2") or (3.50m x 1.88m)

With low level wc, pedestal wash hand basin and panelled bath with shower unit and glazed screen. Part tiled walls, tiled floor, extractor fan, sash window and radiator.

Bedroom 2 (10' 4" x 9' 0") or (3.14m x 2.75m)

With laminate floor, built in cupboard with slatted shelves. Radiator. Double glazed window with access to the roof terrace.

High Street, Llangadog, Carmarthenshire.

Second Floor Landing

Sky light. Beamed ceiling.

Bedroom 3 (7' 7" x 11' 11") or (2.32m x 3.62m)

With laminate floor, radiator and beamed ceiling.

Bedroom 4 (15' 11" x 8' 8") or (4.86m x 2.64m)

Radiator, laminate floor, beamed ceiling, sky light and access to roof space.

Roof Terrace (9' 1" x 19' 2") or (2.77m x 5.83m)

Timber fencing.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. 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 gas and mains drainage.

Council Tax

B

Directions

From Llandeilo take the A40 towards Llandovery for approximately 6 miles. At the Square & Compass roundabout take the third exit to Llangadog, proceed to the village. At the square the property will be found next door to the grocery shop on the right.

