

Ground Floor



First Floor



## Llangadog Carmarthenshire.

Price **£230,000**



- Detached 3 Bedroom Quaint Cottage
- Living Room, Kitchen, Utility, Shower Room & Bathroom
- In Need of Updating
- Front & Rear Garden With Of Road Parking
- Edge Of Village Location

## General Description

The sale of this detached cottage offers a fine opportunity to purchase a quaint 3 bedroom cottage which sits in an enclosed garden.

Ivy Cottage is located on the edge of the hamlet of Carregawdde overlooking the common and lying about one mile from the village of Llangadog. The accommodation comprises; 3 bedrooms, living room, kitchen, utility, shower room and bathroom. Externally the property sits in gardens to the front and rear with off road parking. To the rear of the property is a garden shed and external stairs to the balcony accessing bedroom 3.

Viewing: **01550 720 440**

Website: [www.ctf-uk.com](http://www.ctf-uk.com)

Email: [llandovery@ctf-uk.com](mailto:llandovery@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).

## Llangadog, Carmarthenshire.

### Property Description

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Llangadog village benefits from a newsagents/post office, butchers, mini market & public house with the market town of Llandovery offering more comprehensive shopping facilities including public houses/restaurants, cafes, post office, cottage hospital, doctors surgery, swimming pool and supermarket just on the outskirts of town with junior school and Llandovery College in the private sector.

The accommodation comprises as follows;

### Enclosed Porch

With tiled floor.

### Utility Room (9' 02" x 5' 06" ) or (2.79m x 1.68m)

With tiled floor.

### Entrance Hall

With tiled floor and storage cupboard.

### Shower Room (6' 11" x 5' 06" ) or (2.11m x 1.68m)

With low level wc, pedestal wash hand basin and corner shower cubicle.

### Kitchen (9' 09" x 6' 10" ) or (2.97m x 2.08m)

With a range of eye and floor level drawers and cupboards. Ceramic sink and drainer. Pantry cupboard.

### Living Room (20' 07" x 15' 0" ) or (6.27m x 4.57m)

With feature stone fire place and log burner with oak bressumer. Beamed ceiling. Stairs to first floor.

## Llangadog, Carmarthenshire.

### First Floor

### Landing

With access hatch to roof space.

### Bedroom 1 (12' 07" x 7' 06" ) or (3.84m x 2.29m)

With storage cupboard. Beamed ceiling. Night storage heater.

### Bedroom 2 (15' 11" Max x 9' 10" ) or (4.85m Max x 3.00m)

With beamed ceiling. Night storage heater.

### Bedroom 3 (21' 0" Max x 10' 00" ) or (6.40m Max x 3.05m)

With double doors to decked balcony. Dual aspect windows.

### Bathroom (9' 10" x 6' 06" ) or (3.00m x 1.98m)

With bath in tiled surround. Low level wc and wash hand basin with cupboard beneath. Airing cupboard with hot water tank.

### Services

With mains water, electricity and drainage.

### Broadband and Mobile phone

Super fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

### Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

### Viewing

Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

### Council Tax

Band D.

### Tenure

Freehold

