



## Llangadog Carmarthenshire.

Price **£509,000**

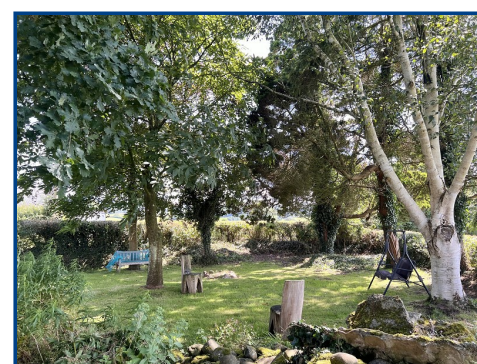
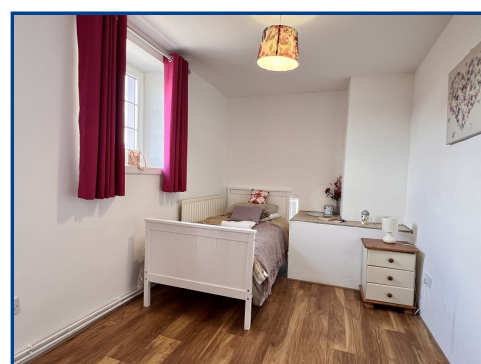


- Detached 4 Bedroom Property
- 2 Reception Rooms, Kitchen, Utility, Bathroom & Separate WC
- 2 Useful Stone Barns Previously Used As Office Space
- One Barn Having First Floor Annexe & Shower Room
- Level Lawned Garden
- Edge Of Village Location

## General Description

Bwlch Agored offers a fine opportunity to purchase a detached 4 bedroom property situated on the outskirts of the village of Llangadog yet within walking distance of all local amenities. In addition to the main farmhouse the property also offers 2 stone barns to the side and rear which are in need of updating/conversion and provides additional space which could be used for storage, office space or additional accommodation subject to planning. The property also offers a level lawned garden and off road parking for several vehicles.

**EPC Rating: E41**



Viewing: **01550 720 440**

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

Email: **llandover@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).

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## Llangadog, Llangadog, Carmarthenshire.

### Property Description

Bwlch Agored offers a fine opportunity to purchase a detached 4 bedroom property situated on the outskirts of the village of Llangadog yet within walking distance of all local amenities. This delightful property has recently been updated by the owners and offers a spacious family home yet retaining many original and cottage like features including beamed ceilings, timber doors and fireplaces. The property comprises; 4 bedrooms, living room, sitting room, utility, bathroom and separate downstairs toilet.

In addition to the main farmhouse the property also offers 2 stone barns to the side and rear which are in need of updating/ conversion and provides additional space which could be used for storage, office space or additional accommodation subject to planning. The property also offers a level lawned garden and off road parking for several vehicles.

Llangadog village is situated 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 houses, doctors surgery, junior school, variety of sporting clubs and organisations. The market town of Llandovery

is located approximately 7 miles away with Llandeilo located approximately 6 miles away.

### Entrance Hall

With stairs to first floor. Understairs cupboard. Radiator.

### Living Room (16' 03" x 10' 10") or (4.95m x 3.30m)

With beamed ceiling. Log burner with slate hearth. Radiator.

### Sitting Room (16' 04" x 12' 06") or (4.98m x 3.81m)

With log burner in surround with slate hearth and bressumer over. Beamed ceiling. Feature stone walls. Timber floor. Radiator.

### Kitchen (26' 06" x 8' 01") or (8.08m x 2.46m)

With a range of floor level drawers and cupboards. Integral fridge/freezer and dishwasher. Indesit double oven. 4 ring electric induction hob. Stainless steel sink and drainer. Part tiled walls. Beamed ceiling. Radiator.

### Utility (9' 09" x 8' 07") or (2.97m x 2.62m)

With walk in store cupboard. Oil fired boiler. Plumbing for washing machine.

### Rear Porch

With quarry tiled floor.

### Separate Toilet

With low level wc and wash hand basin.

### First Floor

### Landing

With access hatch to roof space.

### Bedroom 1 (11' 11" x 8' 00" ) or (3.63m x 2.44m)

With radiator.

### Bathroom (12' 02" x 8' 01") or (3.71m x 2.46m)

With low level wc, wash hand basin and illuminated mirror over. Panelled bath and corner shower. Part tiled walls. Radiator. Extractor fan.

### Bedroom 2 (16' 03" x 9' 07" ) or (4.95m x 2.92m)

With open fire. Radiator.

### Bedroom 3 (8' 11" x 6' 04" ) or (2.72m x 1.93m)

With radiator.

### Bedroom 4 (16' 02" x 8' 08" ) or (4.93m x 2.64m)

With feature stone wall. Radiator.

### Externally.

The property stands on the edge of Llangadog common and just off a minor country road. To the side of the property is one converted barn leading to the second at the rear of the main property along with off road parking for several vehicles. To the side of the property is a sizeable lawned garden.

### Barn 1 (51' 0" x 12' 06") or (15.54m x 3.81m)

With quarry tiled floor. Velux roof lights.

Leading to additional room measuring 13' x 12' 5 with quarry tiled floor and access hatch

to roof space. Door to outside.

Renewed roof in 2022.

### Barn 2 (22' 10" x 16' 07") or (6.96m x 5.05m)

With entrance hall leading to spacious office space with tiled floor.

External staircase leading to former annexe and shower room with 3 radiators and also measuring 22' 10 x 16' 8.

### Storage Shed

### Services

With mains water and electricity. Central heating via oil fired boiler.

### 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.

### Broadband & Mobile Signal

Superfast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be likely.

### Tenure

Freehold

