

Ground Floor

First Floor



**Llangadog
Carmarthenshire.**

Price **£250,000**



- Semi Detached 3 Bedroom House
- Air Source Heating
- Kitchen/Diner, Sitting Room, Bathroom, Utility and Conservatory.
- Off-Road Parking & Side Garden
- Fine Rear Views Over Neighbouring Farmland

General Description

Semi detached 3 bedroom property with well presented accommodation comprising; fitted kitchen/diner, sitting room, bathroom, utility and conservatory. Off-road parking and side garden. Views over neighbouring farmland. Located on the outskirts of Llangadog village.



Viewing: **01550 720 440**

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

Email: **llandoverly@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.

Llangadog, Carmarthenshire.

Property Description

Llwyncelyn is a semi detached 3 bedroom property situated in a rural location about 1 mile from the village of Llangadog. The accommodation comprises; fitted kitchen/diner, sitting room, bathroom, utility room and conservatory. The property also benefits from air source heating with off-road parking and adjacent side garden.

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 5 miles away with Llandeilo located approximately 6 miles away.

Entrance Hall

With light, paned door to:

Living Room (20' 05" x 12' 10") or (6.22m x 3.91m)

Into alcove and including stairwell area. With feature fireplace having electric fire. 2 radiators, alcoves, french doors to kitchen, stairs to first floor.

Kitchen (14' 02" x 10' 09") or (4.32m x 3.28m)

Having good range of fitted kitchen units with work surfaces, walls partly tiled, 1.5 bowl stainless steel sink unit, integrated fridge freezer and dishwasher, eye level double oven, Diplomat 4 ring electric hob with extractor over, recessed ceiling lights, radiator and door to utility room.

Utility Room

With plumbing for washing machine, hot water tank, work surface area, radiator, access hatch to roof space, door to:

Conservatory (9' 04" x 9' 02") or (2.84m x 2.79m)

With ceiling light/fan, tiled floor, radiator, double doors to parking area and garden, further door to rear of property.

On The First Floor;

Landing

With radiator, access hatch to roof space with light, smoke alarm, airing cupboard with slatted shelving and radiator.

Bedroom 1 (14' 05" x 10' 11") or (4.39m x 3.33m)

With radiator. Fine views to the rear over neighbouring farmland.

Bathroom (7' 08" x 7' 03") or (2.34m x 2.21m)

Having panelled bath with mixer taps, low level wc, pedestal wash hand basin, tiled shower cubicle, walls fully tiled, tiled floor, heated towel rail, recessed ceiling lights.

Bedroom 2 (12' 11" x 8' 02") or (3.94m x 2.49m)

With radiator.

Bedroom 3 (8' 08" x 5' 01") or (2.64m x 1.55m)

With radiator.

Externally.

Tarmacadam parking area leading to side garden area. To the rear of the property is a toilet.

Services

Mains electricity, water and sewerage. Air source heating system and solar panels.

Agents Notes

In autumn 2023 improvements were undertaken at the property, installing air source heating system, solar panels and roof and wall insulation.

Broadband and Mobile phone

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

Local Authorities

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.

Tenure

Freehold

Council Tax

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