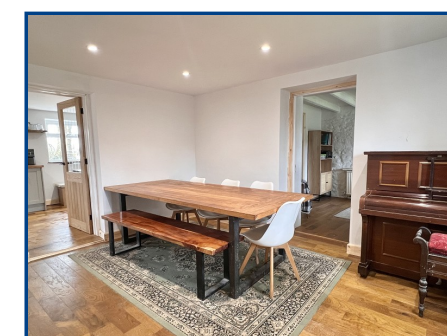




Llangadog Carmarthenshire.

Price **£459,950**



- Detached Family Home Set in Approximately 1.8 Acres
- 4 Bedrooms, 3 Reception Rooms, Shower Room & Bathroom
- Updated By The Current Owners In The Last Year
- Large Rear Garden With Paddock To The Side
- Greenhouse & Off Road Parking To Side
- Located On The Outskirts Of The Village Of Llangadog

General Description

The sale of Farmers offers a fine opportunity to purchase a 4 bedroom detached property set in approximately 1.8 acres and located on the outskirts of the village of Llangadog.



Viewing: **01550 720 440**

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

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

Important notice

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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.

Tel: **01550 720 440**

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Property Description

The sale of Farmers offers a fine opportunity to purchase a 4 bedroom detached property set in approximately 1.8 acres and located on the outskirts of the village of Llangadog.

This delightful property which has been renovated within the last year by the current owners and offers an ideal family home with large garden and paddock to the side yet only a short walk to the village centre. The property comprises; 3 reception rooms, kitchen and shower room to the ground floor with 4 bedrooms and bathroom to the first floor. To the rear of the property is a patio area with large garden leading the paddock. The property also offers and impressive greenhouse and a range of garden sheds which sit within the grounds.

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 places 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. Tiled floor.

Living Room (14' 05" x 9' 04") or (4.39m x 2.84m)

With log burner in surround with slate hearth and mantel over. Beamed ceiling. Timber floor.

Dining Room (14' 04" x 9' 06") or (4.37m x 2.90m)

With beamed ceiling. Radiator. Timber flooring. Recess lighting.

Sitting Room (11' 03" x 9' 07") or (3.43m x 2.92m)

With feature stone walls. Radiator. Beamed ceiling. Timber floor.

Shower Room (8' 08" x 5' 09") or (2.64m x 1.75m)

With walk in shower cubicle and Triton electric shower. Low level wc. Oval countertop wash hand basin with drawer under and illuminated mirror over. Heated towel rail. Extractor fan. Recess lighting, part tiled walls and tiled floor.

Kitchen (22' 03" x 9' 0") or (6.78m x 2.74m)

With a range of floor and eye level drawers and cupboards. Belfast sink. 4 ring electric hob with extractor over. Double oven and eye level microwave. Stanley range in tiled surround. Integral dishwasher. Pantry cupboard. Vertical radiator. Plumbing for

washing machine. Part tiled walls and door to rear.

First Floor

Landing

With access hatch to roof space. Airing cupboard housing hot water tank, shelving and radiator.

Bedroom 1 (11' 01" x 9' 06" Max) or (3.38m x 2.90m Max)

With radiator and timber floor.

Bedroom 2 (11' 07" Max x 9' 06") or (3.53m Max x 2.90m)

With restricted headroom. Beamed ceiling. Eves storage. Radiator.

Bedroom 3 (14' 08" x 13' 09") or (4.47m x 4.19m)

With radiator. Beamed ceiling.

Bedroom 4 (16' 0" Max x 9' 0" Max) or (4.88m Max x 2.74m Max)

Being L shaped with radiator and beamed ceiling.

Bathroom (8' 01" x 6' 02") or (2.46m x 1.88m)

With freestanding bath and shower attachment. Low level wc. Oval countertop wash hand basin with drawers under and illuminated mirror over. Panelled ceiling and part panelled/part tiled walls. Radiator.

EXTERNALLY

The property is set in approximately 1.8 acres with sizeable garden to the rear and fenced paddock to the side yet located off the A4069 and a short walks distance from Llangadog Village. To the rear of the property is a range of useful outbuildings and sheds with some needing updating. Within the grounds is a large greenhouse which would be ideal for any keen gardener. To the side of the property is off road parking for several vehicles with oil tank.

Services

With mains water and electricity. Private drainage and oil central heating.

Broadband and Mobile phone

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.

Tenure

Freehold

