

**Church Street
Llangadog
Carmarthenshire.**

Price £750 Monthly



- Recently Refurbished House
- Kitchen, Dining Room, Living Room, 4 Bedrooms (1 with Ensuite), Bathroom
- Parking For One Vehicle
- Gas Central Heating
- Council Tax: Band D



General Description

EPC Rating: D67

A newly refurbished 4 bedroom village property situated in the heart of the village of Llangadog.

Church Street, Llangadog, Carmarthenshire.

Property Description

A newly refurbished 4 bedroom village property situated in the heart of the village of Llangadog.

The village of Llangadog benefits from most useful amenities with a junior school, mini market, butchers, post office/newsagent, public houses, restaurant, community hall and doctors surgery. The market town of Llandovery offers good shopping and recreational facilities with a variety of shops, library, post office, swimming pool, local authority junior school with Llandovery College in the private sector. There is also a cottage hospital and doctors surgery. Also the popular town of Llandeilo lies 7 miles away to the west and also has a wide range of facilities and amenities with a wide variety of shops, sporting organisations, doctors surgery and most other outlets for day to day living. The town also benefits from Primary schools and a newly built Secondary school.

Rent £750 PCM. Bond £750.

Kitchen (14' 09" x 13' 08") or (4.50m x 4.17m)

With a range of kitchen units, stainless steel sink and drainer, electric cooker, 4 ring hob with extractor fan over, radiator, plumbing for washing machine and dishwasher.

Dining Room (13' 05" x 13' 01") or (4.09m x 3.99m)

With radiator

Living Room (24' 02" x 11' 08") or (7.37m x 3.56m)

With radiator.

First Floor

Bedroom 1 (13' 09" x 11' 05") or (4.19m x 3.48m)

With radiator and cupboard housing Ideal boiler.

Bathroom

With bath, low level wc, wash hand basin, shower cubicle, radiator, extractor fan.

Bedroom 2 (10' 08" x 10' 02") or (3.25m x 3.10m)

With radiator.

En Suite

With low level wc, wash hand basin, shower, heated towel rail, mirror with light over, extractor fan.

Hallway

With radiator.

Bedroom 3 (13' 09" x 9' 03") or (4.19m x 2.82m)

With radiator.

Bedroom 4 (13' 07" x 10' 06") or (4.14m x 3.20m)

With radiator.

External

Parking for one vehicle.

Services

Mains electricity, water, drainage and gas fired central heating.

Broadband and Mobile phone

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

Council Tax

Band D

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.



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or mis-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.