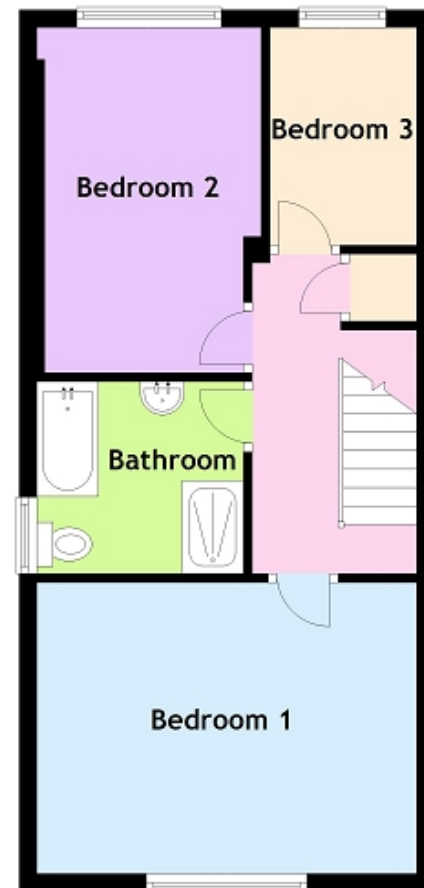


Ground Floor



First Floor



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

Llangadog Carmarthenshire.

Price **£215,000**



- 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.

EPC Rating: B82



Viewing: **01550 720 440**

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

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

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 miss-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.

Tel: **01550 720 440**

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

Web: **www.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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