

# EVANS BROS.

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## Red Kite Cottage, Llanddeusant, Llangadog, Carmarthenshire, SA19 9YG

**Asking Price £175,000**

\*\*\* A gem of a country cottage nestling in the Brecon Beacons National Park \*\*\*

A delightfully situated rural cottage set in the foothills of Llyn-y-Fan Fach and in the heart of Red Kite territory in the rural community of Llanddeusant, 4 miles from Llangadog and some 9 miles from Llandeilo.

Offering 2 bedroomed accommodation, oozing with character yet with modern kitchen and bathroom and with double glazing and oil fired heating with an offset garden parking area.

## LOCATION



Beautifully situated in a delightful location in the heart of the Brecon Beacons National Park not far from the noted Llyn-y-fan Fach, an area renowned for its natural beauty and is aptly named Red Kite Cottage for being in the heart of Red kite territory with an actual Red kite feeding station being nearby.

The popular village of Llangadog is some 4 miles distant providing a good range of everyday amenities, some 6 miles from the Towy valley and market town of Llandovery and some 9 miles from the destination town of Llandeilo, known for its boutique cafes, pubs, hotels and shops.

## DESCRIPTION



A delightful cottage offering refurbished accommodation oozing with character and designed to take full advantage of the views with first floor living room. The property has the benefit of oil fired central heating, uPVC double glazing and a off set garden/parking area and is worthy of inspection at an early date.

The accommodation provides more particularly the following -

## DOOR TO -



## KITCHN/DINING ROOM

14'5" x 14'4" (4.39m x 4.37m)



An attractive room with exposed stone walling, beamed ceiling, timber floor boards and offering modern kitchen units incorporating a single drainer sink unit, integrated dishwasher, plumbing for washing machine, oil fired combination boiler, fitted oven and hob, central island, tiled floor. Stairs up to -

## FIRST FLOOR -

Landing

## LIVING ROOM

16'10" x 15'2" (5.13m x 4.62m)



With two front windows and velux roof window to allow light with both windows enjoying attractive views over the open countryside beyond, wood burning stove (currently not connected) recessed sitting area with radiator.

## REAR LANDING

Steps up to boarded loft

## REAR BEDROOM 1

11'6" x 9'6" (3.51m x 2.90m)



Radiator, side window

## BEDROOM 2

Radiator

## MODERN BATHROOM



With tiled floor and walls having bath with shower unit over, wash hand basin, toilet, heated towel rail

## EXTERNALLY

The property has a off-set enclosed parking area/garden/courtyard with parking for 2 vehicles, external store shed, oil tank.

## SERVICES

We are informed the property is connected to mains electricity, mains water, shared private drainage system, oil fired central heating, telephone and broadband subject to BT transfer regulations.

## COUNCIL TAX BAND - B

Amount payable: £1593 <http://www.mycounciltax.org.uk/>



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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