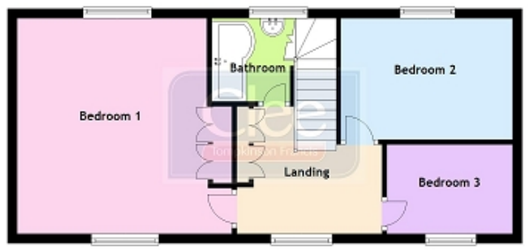
Ground Floor



First Floor









Viewing: **01550 720 440** Website: **www.ctf-uk.com** Email: **llandovery@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 12 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.

Money Laundering Regulations
As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Llanddeusant
Llangadog
Carmarthenshire.

Price **£375,000**











- Well Maintained 3 Bedroom Detached Country Property
- 2 Reception Rooms, Kitchen, Utility, Bathroom & Separate WC
- Gardens To Front & Rear Set In Approximately 0.3 Acres
- Approved Planning For Agricultural Vehicle Garage
- Set In A Rural Location Approximately 4 Miles From Llangadog Village

General Description

EPC Rating: E42

The house itself sits in approximately 0.3 acres of gardens to the front, side and rear with gravelled area to side which is currently used as additional parking but also benefits from approved planning for an agricultural vehicle garage under planning number through the Brecon Beacons National Park Authority. The accommodation comprises; living room, dining room, kitchen/diner, utility and shower room to the ground floor leading to 3 bedrooms and family bathroom to the first floor.

Property Description
A detached family home set in a rural location approximately 4 miles from the village of Llangadog. This light filled home has been lovingly updated by the current owners with the addition of a new kitchen in 2021 along with utility room and shower room.

The house itself sits in approximately 0.3 acres of gardens to the front, side and rear with gravelled area to side which is currently used as additional parking but also benefits from approved planning for an agricultural vehicle garage under planning number 24/22670/FUL through the Brecon Beacons National Park Authority. The accommodation comprises; living room, dining room, kitchen/diner, utility and shower room to the ground floor leading to 3 bedrooms and family bathroom to the first floor.

Located in the picturesque Brecon Beacons National Park and International Dark Sky Reserve the area around is particularly well endowed with wildlife and is ideal for bird watching, hill walking and other country pursuits in this beautiful area. The village of Llangadog lies approximately 4 miles away with, newsagents/post office, butchers, mini market, public houses & restaurants with the market town of Llandovery located approximately 10 miles away and offering more comprehensive shopping facilities including public houses/restaurants, cafes, post office, cottage hospital, doctors surgery, swimming pool and supermarket just on the outskirts of town with junior school and Llandovery College in the private sector.

Entrance Hall (14' 10" x 6' 10") or (4.52m x 2.08m)
With staircase to first floor. Laminate flooring. Radiator.

Dining Room (14' 10" x 14' 10") or (4.52m x 4.52m)
With radiator. Triple aspect windows.

Living Room (14' 09" x 11' 10") or (4.50m x 3.61m)
With dual aspect windows. Radiator.

Kitchen/Diner (18' 11" x 10' 04") or (5.77m x 3.15m)
Installed in 2021. With a range of floor and eye level drawers and cupboards. Sink and drainer. Floor level Bosch oven. 4 ring electric hob with extractor over. Integral dishwasher. Part tiled walls. Breakfast bar seating area. Radiator. Access hatch to roof space.

Utility Room (9' 04" x 6' 04") or (2.84m x 1.93m)
With eye level cupboards. Worktop. Plumbing for washing machine. Radiator. Storage cupboard with Worcester oil fired boiler.

Shower Room (6' 09" x 3' 06") or (2.06m x 1.07m)
With low level wc. Pedestal wash hand basin with illuminated mirror over. Shower cubicle with double head shower. Extractor fan.

Llanddeusant, Llangadog, Carmarthenshire.

First Floor

Landing
With storage cupboard housing hot water tank.

Bedroom 1 (14' 11" x 11' 11") or (4.55m x 3.63m)
With dual aspect windows. Built in wardrobe. Radiator.

Bathroom
Measuring 6’ 06 extending to 9’ 10 x 5’ 10
With low level wc. Pedestal wash hand basin. Panelled bath. Fully tiled walls. Towel rail.

Bedroom 2 (11' 11" x 8' 07") or (3.63m x 2.62m)
With radiator.

Bedroom 3 (8' 11" x 5' 10") or (2.72m x 1.78m)
With radiator.

EXTERNALLY
Set within approximately 0.3 acres with gardens to the front, side and rear. The property is located just off a minor country road with gated access to a short drive leading to ample off road parking.

To the side of the property is a gravelled area with approved planning for the construction of a garage for agricultural vehicles under planning number 24/22670/FUL under the Brecon Beacons National Park Planning. Greenhouse. Oil tank.

Services
With mains water and electricity. Private drainage. Oil fired boiler for central heating and water.

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

Local Authority
Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: 01267 234567.

For Planning: Brecon Beacons National Park Authority, Plasyffynnon, Cambrian Way, Brecon, Powys, LD3 7HP. Tel: 01874 624437.

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
E



