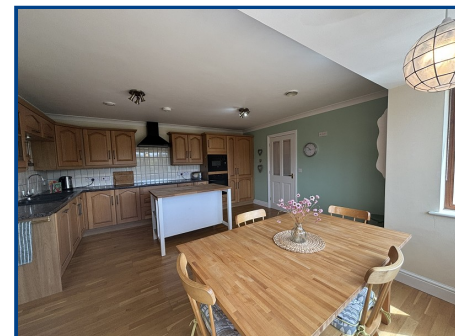




**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

**Yr Adfa
Llangadog
Carmarthenshire
SA19 9HP**

Price £295,000



- Modern Two Bedroom Linked Bungalow
- Move In Condition
- Convenient Village Location
- Lovely Views To Rear
- Integral Garage
- Electric Heating
- Triple Glazing
- EPC: D61

General Description

AN ATTRACTIVE ECONOMICAL MODERN TWO BEDROOM LINKED BUNGALOW WITH INTEGRAL GARAGE
Situated on the edge of the popular village of Llangadog, Yr Adfa is an attractive modern linked bungalow offering well-presented accommodation throughout and enjoying delightful views to the rear. The property is offered in move-in condition and benefits from the significant advantage of having no onward chain, making it an ideal purchase for those seeking a straightforward move.

EPC Rating: D61

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

Important notice

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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.

Tel: **01558 823 601**

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

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

Llangadog, Llangadog, Carmarthenshire.

Property Description

AN ATTRACTIVE MODERN TWO BEDROOM LINKED BUNGALOW WITH INTEGRAL GARAGE

Situated on the edge of the popular village of Llangadog, Yr Adfa is an attractive modern linked bungalow offering well-presented accommodation throughout and enjoying delightful views to the rear. The property is offered in move-in condition and benefits from the significant advantage of having no onward chain, making it an ideal purchase for those seeking a straightforward move.

The accommodation is light and welcoming, providing comfortable living space with two bedrooms, a spacious lounge, fitted kitchen, and family bathroom. The property benefits from electric heating and triple glazing throughout.

Externally, the bungalow enjoys a tarmac driveway providing off-road parking and access to the integral garage to the front. The rear garden features a paved patio and lawned area, with lovely views across the surrounding countryside. Additional features include a greenhouse, outside lighting, and an external water tap.

Llangadog offers a range of local amenities including shops, public houses, a primary school, and a railway station, while the market towns of Llandovery and Llandeilo are within easy travelling distance.

Viewing is highly recommended to fully appreciate the location, presentation, and views this delightful bungalow has to offer.

Double Glazed Door

Entrance Hall

Radiator and coved ceiling.

Living Room (16' 2" x 15' 6") or (4.94m x 4.73m)

With triple glazed window to front, coved ceiling, pine fire surround with hearth. TV point.

Kitchen/ dining room (15' 6" Max x 17' 9" Max) or (4.72m Max x 5.42m Max)

Coved ceiling, laminate floor and triple glazed bay window to rear. Wall, base and drawer units. Bowl and half sink unit with mixer tap. Integrated oven, microwave, dishwasher, fridge and freezer. Induction hob and extractor hood over. Part tiled walls, TV point and radiator.

Rear Entrance Hall

Upvc door, coved ceiling, tiled floor and access to loft space.

Utility Room (7' 1" x 7' 10") or (2.16m x 2.39m)

Tiled floor, base units, triple glazed window, plumbing for washing machine and appliance space. Stainless steel sink and drainer. Coved ceiling, part tiled walls, radiator and shelving.

Boiler cupboard with Dimplex Eco Water heating tank

Integral Garage (18' 6" x 10' 8") or (5.65m x 3.26m)

Up and over door. Tiled floor, strip light and power.

Llangadog, Llangadog, Carmarthenshire.

Bathroom (8' 4" x 8' 10" Max) or (2.55m x 2.69m Max)

Part tiled walls, coved ceiling, triple glazed window and low level WC. Panelled bath, wash hand basin with built in vanity unit. Shaver point, walk in shower enclosure with mains shower, heated towel rail and extractor fan.

Bedroom 1 (14' 7" x 12' 8") or (4.45m x 3.87m)

Radiator, triple glazed window to front, coved ceiling and laminate floor.

Bedroom 2 (12' 11" x 12' 3") or (3.94m x 3.74m)

Triple glazed to rear, radiator and coved ceiling.

EXTERNALLY

To the front, there is a tarmac driveway providing off-road parking, together with an outside light and a neatly maintained frontage.

To the rear, a paved patio and pathway lead to a pedestrian side gate. The garden features a lawned area with lovely open views, along with a greenhouse, outside lighting, and an external water tap.

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location. Please check with your provider.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Agents Note

We are informed that the property has a solar thermal hot water system synced with the immersion heater, MVHR ventilation system, rainwater catchments system and is ideal for solar panels with the roof south facing.

Viewing Arrangements

By appointment with the selling agent.

Services

Mains electricity, mains water, mains drainage

Council Tax

D

Directions

From Llandeilo take the main A40 for Llandovery. Proceed on this road for approx 6 miles and at the Square & Compass roundabout take the 3rd exit sign posted Llangadog. Continue through the village and passing the primary school, where the property will be located on the right.

