





House - Semi-Detached (EPC Rating:) Freehold

LLANGADOG, SA19 9EN

Offers In The Region Of

£330,000

THOMAS & THOMAS estate agents

3 3 1

3 Bedroom House - Semi-Detached located in Llangadog

Thomas & Thomas are delighted to offer For Sale this 3 Bedroom Semi Detached property, situated in the picturesque Towy Valley Village of Llangadog. The village provides a range of amenities including shops, butcher, post office, pubs, doctors surgery, primary school and a railway station on the Heart of Wales line, the larger towns of Llandovery and Llandeilo are both around seven miles away. Recently extended and renovated to a high standard. The accommodation comprises, porch, lounge, kitchen with dining area, utility room, side hallway and downstairs cloakroom on the ground floor with 3 bedrooms all with en-suites on the first floor. The property benefits from oil central heating and uPVC double glazing. Externally there is parking to the front, electric car charging port with pedestrian access leading to side lawned area and patio with fine views over surrounding countryside to the rear. VIEWING IS HIGHLY RECOMMENDED.

Council Tax - C. Freehold. EPC- TBC. NO ONWARD CHAIN.

Entrance
Porch with tiled floor and smooth ceiling leading into .....

Lounge
6.11 x 3.75 (20'0" x 12'3")
With radiators, smooth ceiling with spotlights, wooden floor, wooden fireplace surround with inset log-burner and slate hearth, stairs leading to first with under-stair cupboard and uPVC window to the front and side of the property.

Kitchen-Dining room
3.71 x 8.21 (12'2" x 26'11")
With radiators, smooth ceiling with spotlights, wooden floor, modern wall and base units, one and a half bowl sink unit with mixer taps, Beko electric induction hob with extractor over and oven under, integrated dishwasher and fridge/freezer, island with cupboards under, uPVC windows to the front and rear of the property and bifold doors in the dining area opening to the rear of the property.

Utility Room
2.68 x 1.40 (8'9" x 4'7")
With tiled floor, smooth ceiling with spotlights, base units , single bowl sink unit with mixer taps and storage cupboard.

Side Hallway
With heated towel rail, tiled floor, smooth ceiling with spotlights and uPVC door to the front.

Cloakroom
1.03 x 1.40 (3'4" x 4'7")
With heated towel rail, tiled floor, smooth ceiling with spotlights, low level flush WC, vanity wash hand basin with cupboard and uPVC window to the side of the property.

Landing
With smooth ceiling with spotlights and hatch with pull down ladder to attic room.

Attic Room
With electric, lighting, brick feature wall, boarded floor and Velux window to the rear.

Bedroom 1
2.71 x 4.12 (8'10" x 13'6")
With radiator, smooth ceiling and spotlights, uPVC window to the front and bifold doors with Juliette balcony to the rear of the property.

En-suite
2.57 x 1.50 (8'5" x 4'11")
With heated towel rail, laminated flooring, smooth ceiling with spotlights, extractor fan, part tiled walls, low level flush WC, vanity wash hand basin with cupboard and shower cubicle.

Bedroom 2
3.88 x 3.75 (12'8" x 12'3")
With radiator, smooth ceiling with spotlights and two uPVC windows to the front of the property.

En-suite
2.31 x 1.87 (7'6" x 6'1")
With Heated towel rail, smooth ceiling with spotlights, extractor fan, laminated flooring, part tiled walls, low level flush WC, vanity wash hand basin with cupboard, shower cubicle, and uPVC window to the side of the property.

Bedroom 3
2.57 x 2.85 (8'5" x 9'4")
With radiator, smooth ceiling with spotlights, storage cupboard and uPVC window to the rear of the property.

En-suite
2.64 x 1.03 (8'7" x 3'4")
With heated towel rail, smooth ceiling with spotlights, extractor fan, part tiled walls, laminated flooring, low level flush WC, vanity wash hand basin with draws and shower cubicle.

External
Front : with parking, Electric car charging port and pedestrian access to side and rear of the property.

Rear : Level seeded garden to the side, large timber outbuilding with electric connected, low maintenance level patio area, outdoor oil fired boiler and fine views over open countryside.

Services
Oil, water, electric and drainage.



Council Tax
Band - C.

Tenure
Freehold.

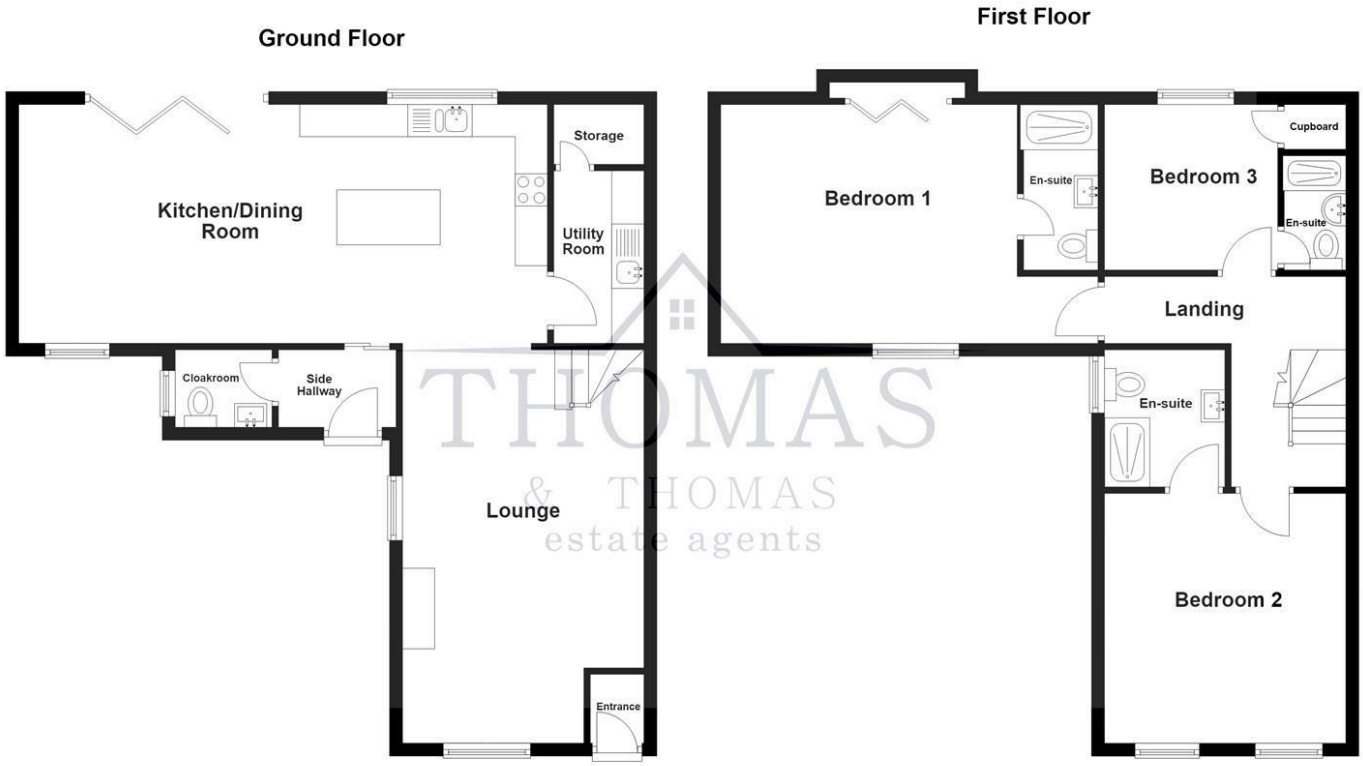
Viewings
By appointment with the selling agents on 01269 597949 or e-mail ammanford@thomasandthomas-property.co.uk

Social Media
Follow us on Facebook: Thomas & Thomas Estate Agents
Follow us on Instagram and X: ThomasThomas_EA

Directions
From Ammanford take the A40 east towards Llandeilo at the roundabout in Llandeilo continue on the A40 towards Llandovery. continue on this road for 6 miles and at the roundabout take the 3rd turning for Llangadog. Continue into the village and go over the two bridges the second being into the Village, pass the church on the left hand side the road will bear round to the left then take the first right turning then first right turning again the property can be found on the left hand side identified by our for sale board.





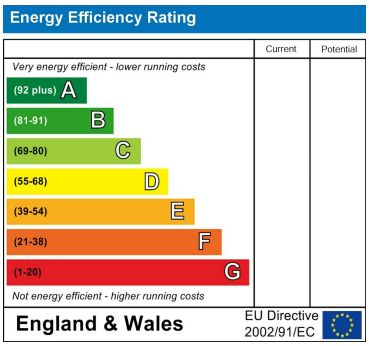


Total area: approx. 125.7 sq. metres (1353.1 sq. feet)

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.