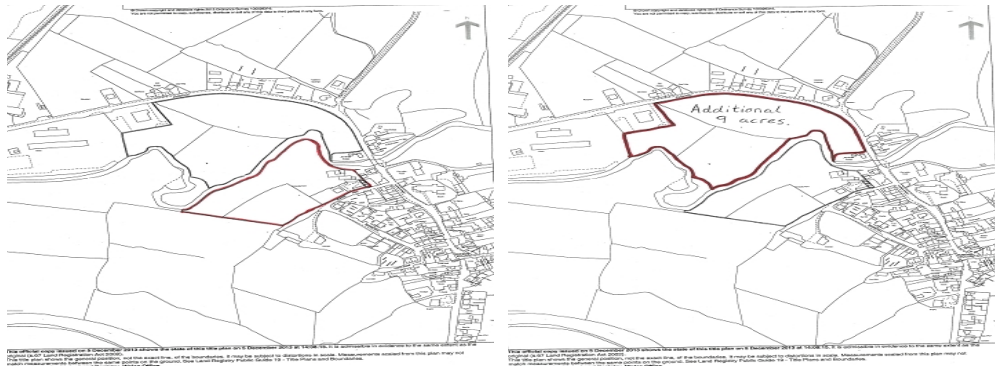




Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
12 Offices Across South Wales

Walters Road Llangadog Carmarthenshire.

Price **£630,000**



- Charming Detached 5 Bedroom Smallholding
- 3 Reception Rooms, Kitchen, Utility & Bathroom
- Side & Rear Gardens Laid To Lawn
- Beautiful Range Of Traditional Outbuildings
- Set In Approximately 5.5 Acres
- Additional 9 Acres Available By Separate Negotiation
- Within The Village Of Llangadog



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 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.

General Description

We are pleased to offer for sale this beautiful 5 bedroom farmhouse with a useful range of traditional outbuildings set in approximately 5.5 acres of land and conveniently located on the edge of the village of Llangadog. The property also comes with the option of purchasing an additional 9 acres across the river as can be seen from the attached plan.

EPC Rating: F35

Walters Road, Llangadog, Carmarthenshire.

Property Description

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The main farmhouse is in need of modernisation and includes all that could be expected of a traditional and spacious family home and comprises; sitting room, living room, kitchen, dining room and utility to the ground floor with staircase rising to the first floor with 5 bedrooms and bathroom. Externally the property is set just off a small lane within the village with lawned garden, large parking area and an impressive range of outbuildings including former dairy, dutch barn, cow shed and stables.

The village of Llangadog is conveniently located within walking distance and benefits from most useful amenities with a junior school, mini market, butchers, post office/newsagent, public houses, restaurant, community hall and doctors surgery. The market town of Llandovery offers good shopping and recreational facilities with a variety of shops, library, post office, swimming pool, local authority junior school with Llandovery College in the private sector. There is also a cottage hospital and doctors surgery. Also the popular town of Llandeilo lies to the west and also has a wide range of facilities and amenities with a wide variety of shops, sporting organisations, doctors surgery and most other outlets for day to day living. The town also benefits from Primary schools and a newly built Secondary school.

The accommodation comprises as follows;

Entrance Hall

With staircase to first floor. Part panelled walls.

Living Room (14' 10" x 14' 05") or (4.52m x 4.39m)

With gas fire on slate hearth and mantel over. Quarry tiled floor. Serving hatch to dining room.

Sitting Room (14' 04" x 12' 06") or (4.37m x 3.81m)

With gas fire on tiled hearth.

Rear Hall

With quarry tiled floor. Understairs cupboard. Part panelled walls. Door to rear.

Dining Room (14' 07" x 13' 08") or (4.45m x 4.17m)

With gas fired Rayburn Royal with mantel over and alcove cupboards to either side.

Kitchen (12' 05" x 8' 06") or (3.78m x 2.59m)

With a range of floor and eye level drawers and cupboards. 4 ring electric hob. Sink and drainer. Quarry tiled floor and part tiled walls.

Utility Room (12' 06" x 5' 08") or (3.81m x 1.73m)

With a range of drawers and cupboards. Plumbing for washing machine. Quarry tiled floor.

First Floor

Landing

A spacious landing with night storage heater.

Bedroom 1 (14' 06" x 14' 05") or (4.42m x 4.39m)

With night storage heater.

Bedroom 2 (14' 04" x 10' 09") or (4.37m x 3.28m)

With former open fire and electric wall heater.

Bedroom 3 (14' 08" x 9' 02") or (4.47m x 2.79m)

Being dual aspect with tiled fireplace. Night storage heater.

Bedroom 4 (9' 01" x 8' 10") or (2.77m x 2.69m)

With storage cupboard.

Bedroom 5 (14' 01" x 9' 01") or (4.29m x 2.77m)

Bathroom (10' 11" x 5' 01") or (3.33m x 1.55m)

With low level wc and pedestal wash hand basin. Panelled bath with shower over. Electric heater. Part tiled walls. Access hatch to roof space.

Walters Road, Llangadog, Carmarthenshire.

EXTERNALLY

The property is accessed via double gates just off a minor lane from the village of Llangadog leading to a spacious hard standing parking/yard area surrounded by a range of traditional outbuildings leading to further yard area with more modern outbuildings. To the front and side of the property is a lawned garden with greenhouses. Directly behind the house is potting shed and former toilet of brick and slate construction.

The outbuildings comprise; Workshops of stone and brick construction with corrugated and asbestos roof - 1 measuring 20' 10 x 14' 10 with concrete floor leading to Additional Workshop measuring 21' 7 x 15' 7 being dual aspect and wooden stairs to first floor. Electricity and lighting are connected. Former Dairy.

L shaped stone and slate range with Former Milking Parlour measuring 44' x 16' 11 leading to Fodder Store 20' x 16' 11. Stables and Garage.

Former Cow Shed measuring 18' 6 x 17' 3

To the rear of the traditional outbuildings is a further hard standing yard area with Machinery Storage Shed, Dutch Barn and Lean To Cubicle Shed.

Land

The land extends in all to approximately 5.5 acres in total as highlighted by the attached plan.

There is an additional 9 acres available by separate negotiation which is located across the river from the main farmhouse which is also marked on the attached plan.

Services

With mains water, gas, electricity and drainage.

Health & Safety

Given the potential hazards of a farm, we ask you to be as vigilant as possible for your own safety during the viewing, particularly around the buildings, machinery and livestock.

Plans, Areas & Schedules

A copy of the plan is attached for information purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in resepct thereof.

Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way (public or private), light, support, drainage, water & electricity supplies and other rights and obligations, easements and quasi-easements and restricted covenants and all existing and proposed wayleaves for masts, pylons, stays, cable drains, water and gas and other pipes whether referred to in these details or not.

Broadband and Mobile phone

Superfast Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

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.

Local Authority

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

Services

Tenure

Freehold

Council Tax

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