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**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**

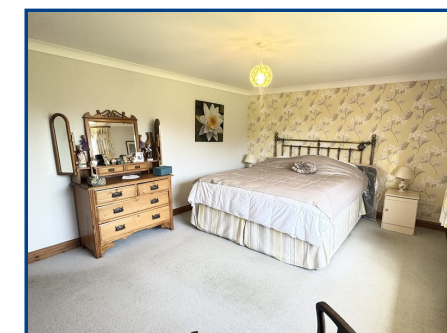
12 Offices Across South Wales

**Llangadog
Llangadog
Carmarthenshire.**

Price **£319,950**



- Detached Two Bedroom Bungalow
- Kitchen/Dining Room, Living Room, Conservatory, Utility Room, Shower Room & Separate WC
- Integral Garage With Off Road Parking
- Front & Rear Gardens
- No Onward Chain



Viewing: **01550 720 440**

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

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

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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.

General Description

A well presented detached bungalow located in the hamlet of Carreg Sawdde and lying about one mile from the village of Llangadog.

EPC Rating: E44

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Llangadog, Llangadog, Carmarthenshire.

Property Description

A well presented detached bungalow located in the hamlet of Carregsawdde and lying about one mile from the village of Llangadog.

The accommodation comprises; Two bedrooms, living room, kitchen/dining room, conservatory, utility room, shower room, separate wc and integral garage.

Llangadog village benefits from a newsagents/post office, butchers, mini market & public houses with the market town of Llandovery 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

With access hatch to roof space. Radiator. Two storage cupboards with shelving (one with radiator).

Bedroom 2 (11' 08" x 11' 0") or (3.56m x 3.35m)

With Radiator.

Kitchen/Dining Room (20' 01" x 11' 11") or (6.12m x 3.63m)

With floor and eye level cupboards and drawers. Stainless steel sink and drainer with mixer tap. Siemens 4 ring electric hob with extractor fan over and Siemens oven under. Part tiled floor. Part tiled walls. Radiator. Extractor fan. Recess lighting. Double doors to conservatory.

Conservatory (10' 10" x 10' 05") or (3.30m x 3.18m)

With radiator. Double doors to patio area.

Utility Room (8' 01" x 6' 02") or (2.46m x 1.88m)

With floor level cupboards and drawers. Stainless steel sink and drainer. Worcester Gas fired boiler. Part tiled walls. Tiled floor. Door to rear. Storage cupboard.

WC

With low level WC. Extractor fan. Tiled floor. Radiator.

Living Room (21' 04" x 13' 08" Max) or (6.50m x 4.17m Max)

With electric fire in brick surround with slate hearth and mantel over. Two radiators.

Bathroom (8' 04" x 5' 07") or (2.54m x 1.70m)

Vanity unit with wash hand basin. Low level WC. Shower cubicle. Extractor fan. Heated towel rail. Part panelled walls.

Bedroom 1 (17' 11" x 11' 11") or (5.46m x 3.63m)

With built-in wardrobes. Radiator.

Garage (15' 02" x 8' 0") or (4.62m x 2.44m)

With up and over door. Electric and power points.

EXTERNALLY

With front and rear lawned garden. Gravelled driveway. Raised flower and vegetable beds. Garden shed. Outside tap. Paved path around. Patio area. Gas tank.

Services

With mains electricity, water, and drainage. LPG central heating.

Broadband and Mobile phone

Superfast broadband is available in the vicinity. Please check with your provider regarding mobile phone signal.

Local Authority

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

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

Llangadog, Llangadog, Carmarthenshire.

