



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

**Gwynfryn
Carreg Sawdde
Llangadog
Carmarthenshire
SA19 9BU**

Price £750 Monthly



- AVAILABLE TO RENT
- Mid Terrace 2 Bedroom House
- Car Parking Opposite
- Double Glazing
- Solid Fuel Heating
- Convenient to Village
- Minimum 6 Month Let
- Holding Fee: £100.00
- Council Tax Band B

General Description

AVAILABLE TO RENT - A traditional & charming terraced 2 bedroom cottage in a semi rural location in the hamlet of Carreg Sawdde conveniently located to the village of Llangadog.

EPC Rating: D60

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

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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.

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Carreg Sawdde, Llangadog, Carmarthenshire.

Property Description

AVAILABLE TO RENT - A 2 bedroom character cottage with car parking. The property has the benefit of solid fuel central heating and double glazing.

Llangadog village is situated in the Upper Towy Valley area of Carmarthenshire just outside the Northern boundary of the Brecon Beacons National Park. The area around the village is almost entirely devoted to farming or forestry enterprises and there are fine opportunities in the area for most forms of country pursuits. The village has a number of shops including mini-market, butchers, post office/general store together with place of worship, public houses, doctors surgery, junior school, variety of sporting clubs and organisations to include rugby club and a station on the Heart of Wales line from Shrewsbury to Swansea with connections thereon to London. The larger settlements of Llandovery and Llandeilo are both about 7 miles with comprehensive schooling and shopping facilities and the Capital city of Cardiff is about 75 miles.

Double Glazed Door

to:

Entrance Porch

Electric meter and fuse box.

Lounge (14' 6" x 11' 7") or (4.43m x 3.52m)

Feature stone fireplace with bressumer beam, hearth and wood burning stove. Double glazed window, timber panelling, spot lights and staircase to first floor.

Inner Hallway

Fitted worktop. Cupboard with hot water cylinder. Tiled floor, appliance space.

Kitchen (9' 0" x 6' 1") or (2.75m x 1.85m)

With a range of wall, base and drawer units, fitted worktops, stainless steel sink unit with mixer tap, 4 ring electric hob, oven and stainless steel extractor hood above. Stable door, radiator and tiled floor.

Bathroom (6' 1" x 6' 10") or (1.85m x 2.09m)

With low level wc, pedestal wash hand basin and panelled bath with over bath electric shower unit. Double glazed window, extractor fan, tiled floor and part tiled walls. Radiator and access to roof space.

First Floor

Landing with open balustrade.

Bedroom 1 (15' 1" x 6' 11") or (4.61m x 2.11m)

With double glazed window, radiator and beamed ceiling.

Bedroom 2 (9' 8" x 6' 8") or (2.95m x 2.03m)

Double glazed window, radiator, beamed ceiling and access to roof space.

EXTERNALLY

Rear path. Outside tap. Front garden area.

To the front of the property is a paved parking area. Store Shed

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location.

Local Authority

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

Agents Note

Third party right of way along the path to the side of the terrace.

Viewing

By appointment with the Agents.

Services

Mains electricity, mains water, mains drainage

Council Tax

B

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. Follow on into the village and take the right turn sign posted Brynamman. Turn right over the Common and proceed around to the left where the property will be found on the right.

