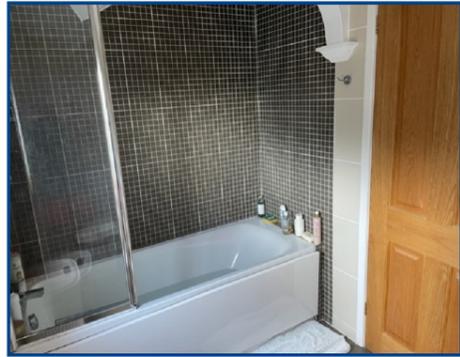




Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
12 Offices Across South Wales



Y Wawr
Llangadog
Carmarthenshire
SA19 9BU

Offers In Excess Of **£390,000**



- DETACHED 3 BEDROOM FAMILY HOME
- STUNNING FAR REACHING VIEWS OVER THE SURROUNDING FARMLAND
- DETACHED DOUBLE GARAGE & WORKSHOP
- ON THE OUTSKIRTS OF THE VILLAGE OF LLANGADOG
- OIL CENTRAL HEATING AND DOUBLE GLAZING
- STANDING IN SPACIOUS GARDEN AND GROUNDS
- CONVENIENT LOCATION
- EPC: E52

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@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 14 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.

General Description

A detached 3 bedroom family home situated in a stunning location within the attractive hamlet of Felindre within walking distance of Llangadog Common and Village. Open aspect to the rear with breath taking views over the surrounding area.

EPC Rating: E52

Tel: **01558 823 601**

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

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

Llangadog, Llangadog, Carmarthenshire.

Property Description

Y Wawr comprises an architect designed detached house of conventional construction under a slated roof with rendered and painted elevations. The accommodation has the benefit of oil central heating and double glazing with many attractive features to include cornice coved ceiling, wood floor, timber vaulted ceiling and open balcony/landing gallery overlooking the elegant lounge. Viewing is highly recommended.

Standing in spacious garden and grounds with ample parking and turning areas, lawned garden with patio areas and pergola, greenhouse and store shed with stunning views over the surrounding farmland and beyond.

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.

The accommodation comprises entrance porch, entrance hall, shower room, lounge, dining room, conservatory, kitchen/breakfast room, utility and bedroom on the ground floor with family bathroom and 2 bedrooms at first floor with the landing/balcony area.

Entrance Porch

Tiled floor and light. Door to:

Entrance Hall (17' 7" x 9' 2" Max) or (5.36m x 2.79m Max)

With attractive cornice ceiling with ceiling rose, laminate floor, radiator and timber staircase to first floor. Understairs cupboard and wall lights.

Lounge (17' 7" x 14' 4") or (5.35m x 4.37m)

With feature Pembroke stone fireplace with wood effect calor gas stove with remote control, slate hearth and timber mantle. 3 radiators, wall lights and double glazed bay window overlooking the surrounding farmland and beyond. Timber vaulted ceiling, spot lights and wood floor. French doors with attractive gallery above, TV point and porthole window. Door to conservatory/sun room.

Dining Room (11' 0" x 11' 0") or (3.35m x 3.36m)

With laminate floor, radiator, doors to conservatory/sun room, TV point, coved ceiling and archway through to kitchen/breakfast room.

Kitchen / Breakfast Room (11' 4" x 8' 7" Max) or (3.46m x 2.62m Max)

With a range of wall, base and drawer units with fitted worktops and breakfast bar area, tiled insert housing the new electric cooker, stainless steel bowl and a half sink unit with mixer tap, integrated fridge and dish washer, part tiled walls, tiled floor, down lights, coved ceiling and 3 double glazed windows.

Conservatory (10' 10" x 10' 1") or (3.29m x 3.08m)

With laminate floor, double glazed windows and door. Wall lights, radiator and telephone point.

Utility Room (7' 7" x 6' 11") or (2.32m x 2.12m)

With wall units, double glazed window, tiled floor, double glazed door, plumbing for washing machine and coved ceiling. New Combi Oil Central heating boiler.

Shower Room (5' 7" x 5' 9") or (1.70m x 1.74m)

With shower enclosure with Mira sport electric shower, vanity wash hand basin with mirror and light and low level wc. Fully tiled walls, tiled floor, pull switch and wall mounted heated towel rail.

Bedroom (17' 4" x 11' 9") or (5.28m x 3.57m)

With double glazed window to front and rear, wall lights, coved ceiling, fitted wardrobes with louvre doors, radiator and TV point.

Llangadog, Llangadog, Carmarthenshire.

First Floor

Landing

With beamed ceiling and roof light. Large storage cupboard with slatted shelves.

Bedroom (10' 11" x 10' 6") or (3.33m x 3.19m)

With roof light, ceiling beam, double glazed window and TV point. Built in wardrobe and cupboard with hanging rail and shelving.

Bedroom (14' 5" x 11' 8") or (4.39m x 3.56m)

With 3 double glazed windows, built in extensive range of wardrobes with louvre doors. Wall light, beamed ceiling and radiator.

Bathroom (9' 1" x 5' 10") or (2.77m x 1.77m)

With pedestal wash hand basin with mixer tap, mirror and light, low level wc and fitted panelled bath in an attractive tiled alcove area with shower unit over and folding shower screen. Tiled floor, ceiling beam, pull switch and double glazed window.

EXTERNALLY

Y Wawr is approached via a pillared entrance drive to spacious gravelled parking and turning areas.

To the side is a lawned garden with concrete patio.

Pedestrian gate to a side enclosed lawned garden and patio area with views over the farmland and countryside beyond.

Further enclosed garden laid to lawn with an abundance of bushes and shrubs. Breath taking views over the surrounding area. Raised flower bed. Seating area with patio and barbeque area with pergola.

Oil tank and outside lights.

Detached double garage (19' 0" x 18' 3") or (5.78m x 5.57m)

Of concrete block construction under a slated roof. Concrete floor, loft area, electric up and over door. Power and light.

To the rear:

Workshop (18' 3" x 4' 11") or (5.57m x 1.50m)

Concrete floor, side pedestrian door and double glazed window.

Potting Shed (9' 11" x 7' 10") or (3.03m x 2.38m)

Timber potting shed with power point.

Greenhouse

Local Authority

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

Agents Note

Viewing is highly recommended to appreciate this attractive family home situated in a semi rural location just off Llangadog Common with breath taking views over the surrounding countryside.

Viewing

By appointment with the Selling Agents.

Broadband and Mobile phone

The broadband standard in this location. There is mobile coverage in the area.

Services

Mains electricity, mains water and mains drainage.

Tenure

Freehold

Council Tax

E

Directions

From Llandeilo take the main A40 to Llandovery and after approximately 6 miles at the roundabout take the third exit to the village of Llangadog. Proceed into the centre of the village and at the square turn right towards the Common (B4069). Proceed to the common and turn right over the river bridge and take the second right signposted Felindre and follow lane around to the left and the property will be found on the right hand side.

