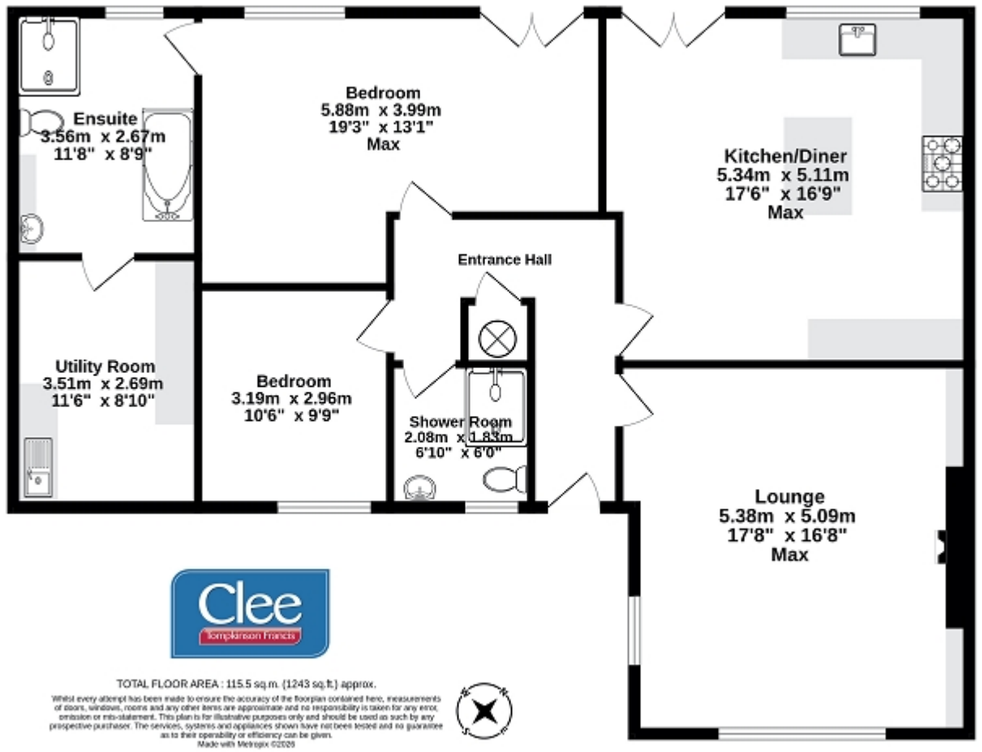
Ground Floor
115.5 sq.m. (1243 sq.ft.) approx.









Viewing: **01550 720 440** Website: **www.ctf-uk.com** Email: **llandovery@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.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Myddfai Road
Llangadog
Carmarthenshire

Price **£425,000**











- Detached 2 Bedroom (1 En-Suite) Bungalow
- Lounge, Kitchen/Diner, Shower Room & Utility Room
- Renovated To A Beautiful Standard By The Current Owner
- Well Maintained Rear Garden With Lawn, Patio Areas & Sun Room
- Off Road Parking & Further Lawned Area To The Front
- Edge Of Village Location

General Description

The sale of Fairview offers a fine opportunity to purchase an immaculate 2 bedroom (1 en-suite) detached bungalow located on the outskirts of the village of Llangadog.

Myddfai Road, Llangadog, Carmarthenshire.

Property Description
The sale of Fairview offers a fine opportunity to purchase an immaculate 2 bedroom (1 en-suite) detached bungalow located on the outskirts of the village of Llangadog.

This delightful property which has been lovingly renovated by the current owner within the last 10 years and offers a beautiful home with garden to the rear yet only a short walk to the village centre. The property comprises; 2 bedrooms with one being en-suite, lounge, kitchen/diner, shower room and utility room. To the rear of the property is an enclosed garden with 2 patio areas and spacious lawned area. The property also offers a useful sun room to the rear offering additional space and ideal for al fresco living/ entertaining. To the front of the property is ample off road parking and further lawned area.

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 places of worship, public houses, doctors surgery, junior school, variety of sporting clubs and organisations. The market town of Llandovery is located approximately 7 miles away with Llandeilo located approximately 6 miles away.

Entrance Hall
With radiator and tiled floor. Airing cupboard with hot water tank.

Lounge (17' 8" x 16' 8") or (5.38m x 5.08m)
With multi fuel log burner in surround with slate hearth decretive beam. Feature alcove shelving and cupboards to each side. Dual aspect windows. 2 radiators.

Kitchen/Diner (17' 6" x 16' 9" Max) or (5.33m x 5.11m Max)
With a range of floor level drawers and cupboards. Belfast sink with drainer. Island with seating. Integral dishwasher. Natural stone flooring. Radiator and 1 vertical radiator. Double doors to rear garden.

Bedroom 1 (19' 3" x 13' 1" Max) or (5.87m x 3.99m Max)
Being L shaped. Double doors to rear garden.

En Suite (11' 8" x 8' 9") or (3.56m x 2.67m)
With low level wc, wash basin in vanity unit and mirror over. Shower cubicle. Bath. Tiled floor. part tiled walls. Heated towel rail.

Utility Room (11' 6" x 8' 10") or (3.51m x 2.69m)
A useful room with a range of shelving and cupboards with worktop. Plumbing for washing machine. Sink and drainer. Grant oil fired boiler. Access hatch to boarded attic above.

Bedroom 2 (10' 6" x 9' 9") or (3.20m x 2.97m)
With radiator.

Shower Room (6' 10" x 6' 0") or (2.08m x 1.83m)
With low level wc and pedestal wash hand basin. Shower cubicle. Radiator. Part panelled walls.

EXTERNALLY
To the rear of the property is a well maintained garden, which offers a serene outdoor environment. The garden is predominantly laid to lawn with additional patio areas. Directly to the rear of the property is one patio area with pergola along with useful Sun Room with seating and electricity connected.

A pathway of stepping stones leads through the garden guiding you towards a further designated seating area under a pergola surrounded by a variety of mature shrubs and plants with electricity and lighting connected. To the bottom of the garden is a fenced area leading to dog run and garden shed.

The property backs on to neighbouring farmland and enjoys beautiful uninterrupted views.

To the front of the property is a concrete area with ample off road parking and small lawned area.

Sun Room (11' 6" x 7' 8") or (3.51m x 2.34m)
A fully insulated sun room with electricity connection with seating area.

Services
With mains water, electricity and drainage. Oil fired central heating.

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.

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

Tenure
Freehold

Council Tax
E

Myddfai Road, Llangadog, Carmarthenshire.



