

*A delightfully 3 bedroomed mid terraced village cottage with garden, Llansawel, West Wales*



**Black Lion Cottage, Llansawel, Llandeilo, Carmarthenshire. SA19 7JL.**

**£129,500**

**R/3476/LD**

\*\*\* No onward chain - priced to sell \*\*\* Delightful village cottage \*\*\* 3 bedroomed mid terraced property \*\*\* Popular village with 2 Public Houses and Places of Worship \*\*\* Centre of village location \*\*\* Oil fired central heating & UPVC double glazing  
\*\*\* Modern refurbished bathroom \*\*\* A private enclosed lawned rear garden \*\*\* Situated close to the well known Brechfa Forest renowned for its outdoor pursuits \*\*\*

Located 8 miles south of Lampeter and the Marlais Valley amongst the North Carmarthenshire hills \*\*\* 3 miles from the village of Talley, 10 Miles from market towns of Llandeilo & Llandovery and within easy commuting distance to Carmarthen and the M4 junction at Cross Hands \*\*\* Contact us to view today ! - Don't miss out



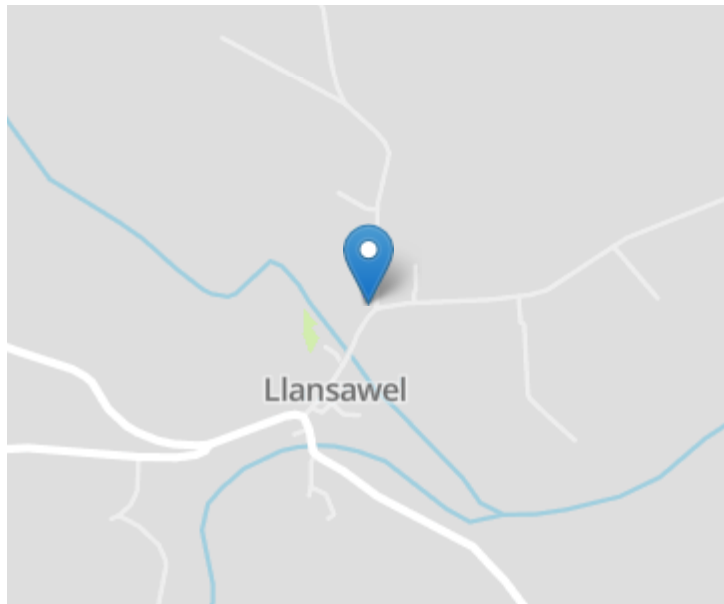
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### Location

Black Lion cottage is located in the village community of Llansawel in North Carmarthenshire. The village itself does offer two popular Public Houses along with Places of Worship.

Llansawel is located 8 miles south from the University town of Lampeter and 10 miles from the market towns of Llandovery and Llandeilo, all with a variety of amenities, such as supermarket, Primary and Secondary schooling, Places of Worship, and GP surgeries. Also within commuting distances of Carmarthen and the M4 intersection at Cross Hands.

### Reception Hall

Accessed via Upvc front entrance door.

### Living Room



17' 5" x 15' 8" (5.31m x 4.78m) with impressive stone built Inglenook style fireplace housing a cast iron LPG fired stove. Feature circular pillar with original beams. 2 radiators. Stairs to the first floor accommodation.

### Kitchen



12' 8" x 8' 5" (3.86m x 2.57m) with fitted range of floor and wall units with worksurfaces over. Electric cooker point and space. Plumbing and space for automatic washing machine. Radiator.



## Dining Room



13' 6" x 7' 6" (4.11m x 2.29m) with radiator.

## Rear Hallway

With Upvc entrance door to garden.

## Bathroom



Fully tiled refurbished suite comprising corner shower cubicle. panelled bath, low level flush w.c., pedestal wash hand basin. Radiator. Extractor fan.

## FIRST FLOOR

### Landing

Accessed from the living room. Access to loft space.

## Rear Bedroom 1



14' 6" x 8' 0" (4.42m x 2.44m) with built in wardrobes. Radiator.

## Front Bedroom 2



11' 5" x 14' 2" (3.48m x 4.32m) with radiator. En suite w.c., with 'Saniflo' w.c.

## Front Bedroom 3



10' 7" x 7' 3" (3.23m x 2.21m) with purpose built raised single bed with storage below. Built in wardrobes and radiator.

## EXTERNALLY

### Garden



A pleasant and enclosed lawned garden area with fantastic shrubbery borders, in all being delightful and an idyllic garden, being private and not overlooked.

### Front of Property



What 3 words

souk.sprinting.rather

### Agent's Comments

A well positioned cottage in a sought after rural village.

### Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property to be confirmed.

### MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

### Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

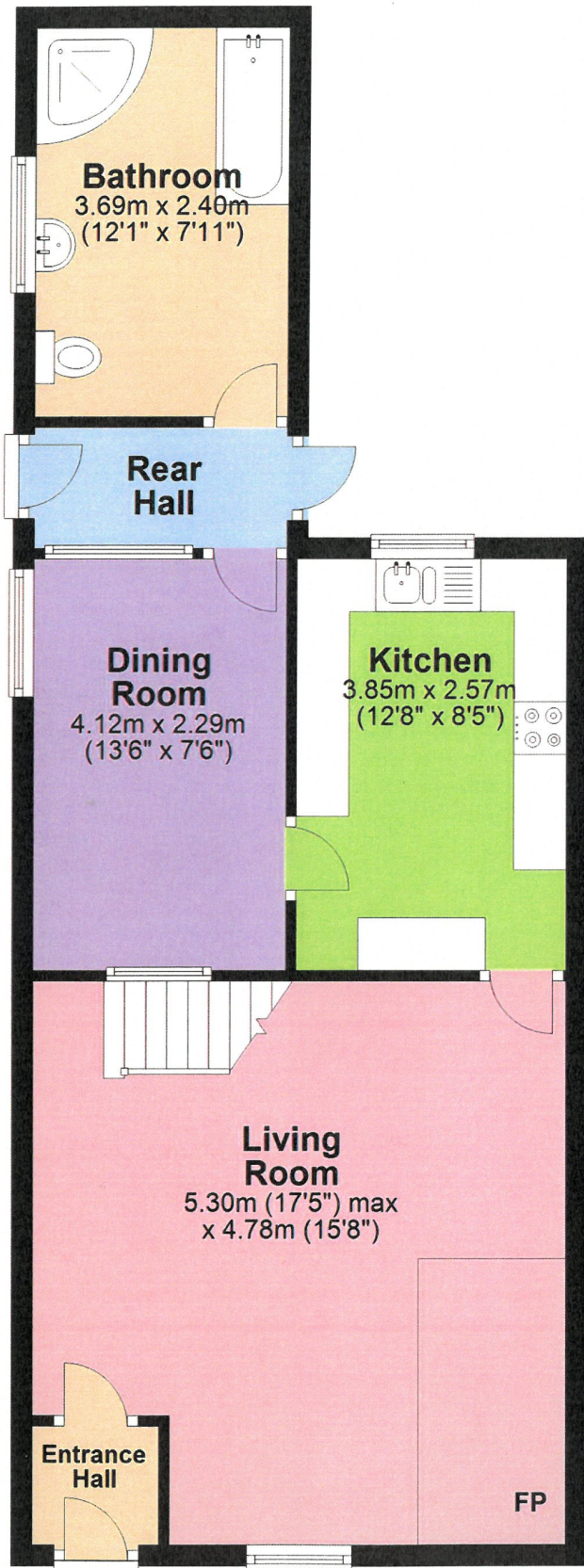
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



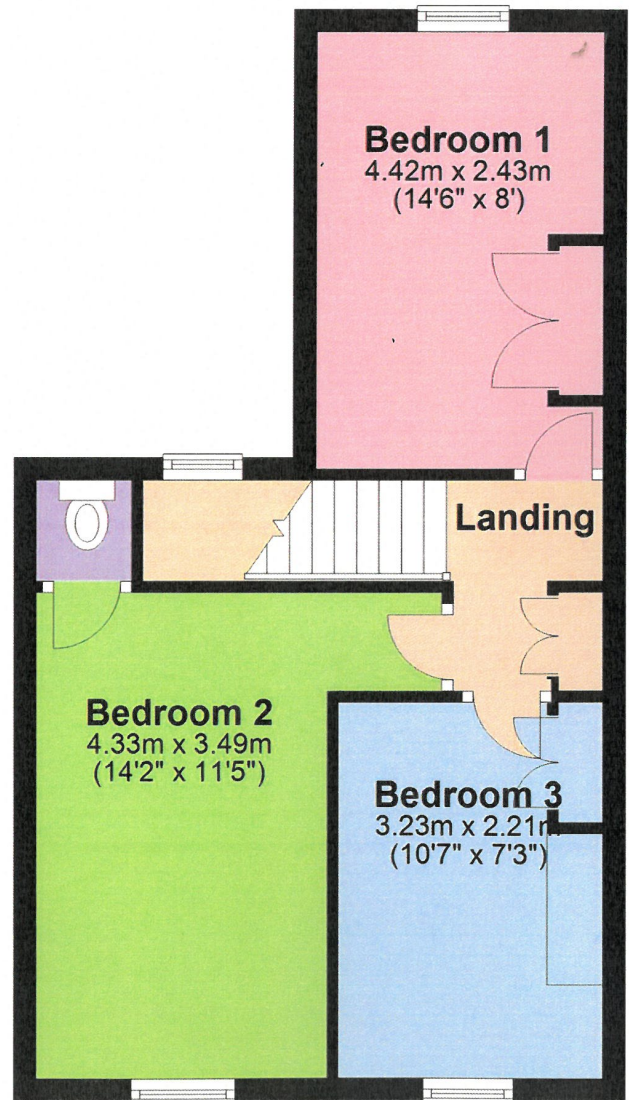
## Ground Floor

Approx. 58.7 sq. metres (631.8 sq. feet)



## First Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



Total area: approx. 96.2 sq. metres (1035.2 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Black Lion Cottsge, Llansawel, Llandeilo**



### Directions

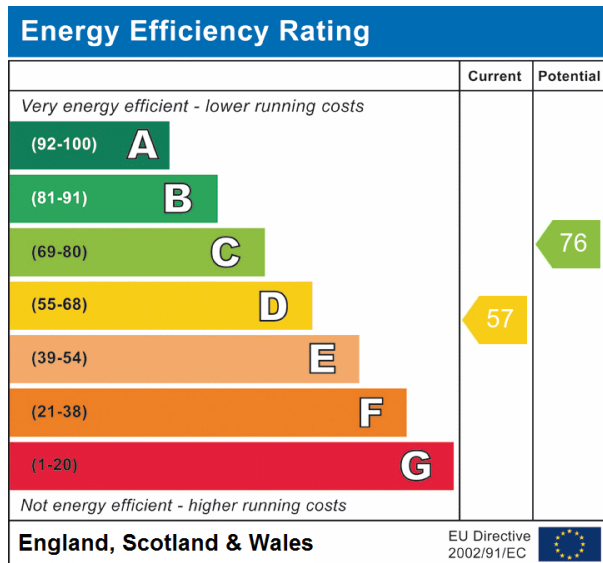
From Lampeter take the A482 south towards Pumsaint. Proceed to the village of Crugybar and at the Bridge End Inn, turn right onto the Talley road. Proceed through the village of Crugybar and at the next crossroads, turn right proceeding towards Llansawel.

Once reaching Llansawel, go over the bridge and the property will be found on your left hand side as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages



For further information or to arrange a viewing on this beautiful property, contact us:

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