



## 4 Tregarth, Llangadog, Carmarthenshire SA19 9ND

**Guide Price: £220,000**

### Property Features

- A modernised 3 bedroom semi detached property
- Driveway parking for 2 vehicles
- Situated in the popular village of Llangadog
- Enclosed rear lawn garden
- Commanding countryside views over Towy valley towards Black Mountains / Brecon Beacons National Park
- Walking distance to local village amenities and bus stop
- Ideal property for First Time Buyers, Young Families or Downsizers

### Property Summary

A modernised 3-bedroom semi-detached property in excellent condition throughout benefitting from a rear garden and driveway parking for two vehicles situated in the popular village of Llangadog.



## Full Details

### Overview

A modernised 3-bedroom semi-detached property in excellent condition throughout benefitting from a rear garden and driveway parking for two vehicles situated in a quiet residential area on the periphery of the popular village of Llangadog, with commanding views over the surrounding countryside and towards the Black Mountains and Bannau Brycheiniog (Brecon Beacons) National Park.

Internally, the property benefits from a cosy living room with log burning stove, modern kitchen - dining room, a very useful utility room and cloakroom, along with two double bedrooms and a single bedroom to the first floor, served by a modern family bathroom.

The village itself is home to a range of local amenities to include a primary school, butcher, pubs, post office and a train station on the Heart of Wales line all being within a walking distance of the property. The market town of Llandeilo, lies 6 miles to the South, and is home to a wide range of local and independent shops, eateries, a medical centre and the National Trust's well-regarded Dinefwr Park and Castle.

### Ground Floor

#### Entrance Hallway

1.79m x 4.85m (2' 7" x 15' 11")

Tiled flooring

#### Living Room

4.35m x 3.18m (14' 3" x 10' 5")

Windows to front overlooking stunning Carmarthenshire countryside, carpet flooring and log burner

#### Kitchen - Dining Room

3.53m x 6.28m (11' 7" x 20' 7")

Windows to rear. French doors leading to rear garden. Radiator. Tiled flooring. Base and wall units with stainless steel sink, an electric oven with 4 ring hob and extractor fan above



## Utility Room

5.05m x 5.96m (16' 7" x 19' 7")

Tiled flooring, base and wall units with stainless steel sink, plumbing for washing machine. Door leading to W/C measuring 1.1m x 2.13m (3' 7" x 7' 0") comprising a hand basin, Highgate boiler system under a tiled flooring and window to rear.

## Cloakroom

1.10m x 2.13m (3' 7" x 7' 0") . Door leading to W/C comprising a hand basin, Highgate boiler system under a tiled flooring and window to rear.

## First Floor

### Landing Area

Attic hatch.

### Family Bathroom

2.07m x 1.95m (6' 9" x 6' 5")

bathtub, wash hand basin and W/C, Vinyl flooring. Window to rear. Airing cupboard.

### Bedroom 1

3.26m x 3.89m (10' 8" x 12' 9")

Carpet flooring. Built in storage cupboard. Windows to rear overlooking rear garden. Radiator

### Bedroom 2

3.28m x 3.21m (10' 9" x 10' 6")

Carpet flooring . Radiator. Windows to front overlooking the stunning Carmarthenshire countryside.

### Bedroom 3

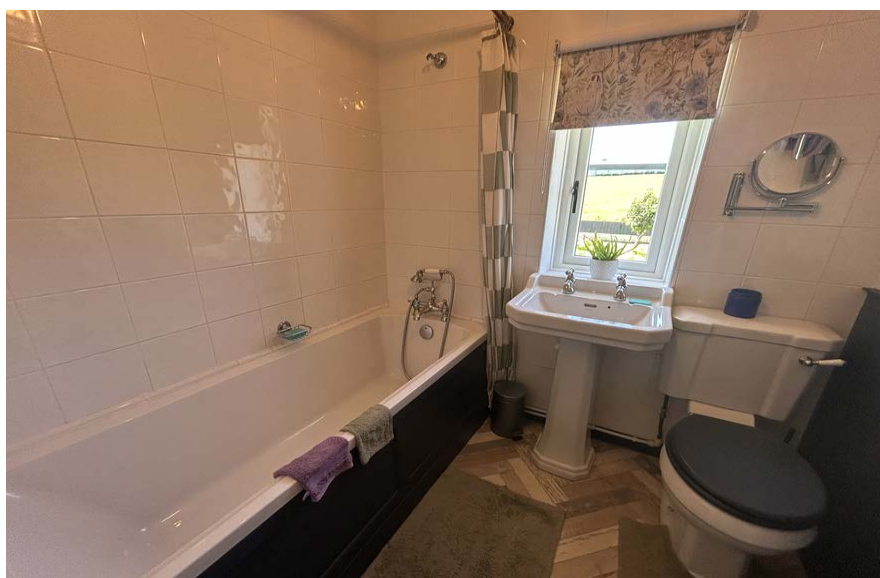
2.28m x 2.83m (7' 6" x 9' 3")

Carpet flooring. Window to side. Radiator.

## Externally

The property benefits from driveway parking for 2 - 3 vehicles to the fore with an attractive rear garden predominately laid to lawn with a patio / seating area. The new 1000 litre oil tank lies to the rear of the garden.





## Further Information

### Tenure

We understand that the property is held on a freehold basis with vacant possession upon completion.

### Services

We understand the property benefits from all mains services, mains electricity, mains water and mains drainage.

Heating to the property is provided via oil central heating

None of the services have been tested.

### Energy Performance Certificate

EPC rating E (51)

### Council Tax Band

We understand that the Carmarthenshire County Council Tax Band is C.

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

We are advised the lane serving the cul-de-sac is private and not adopted by the Local Authority.

### Planning

Please direct all enquiries to Carmarthenshire County Council Planning Department.

### Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE.

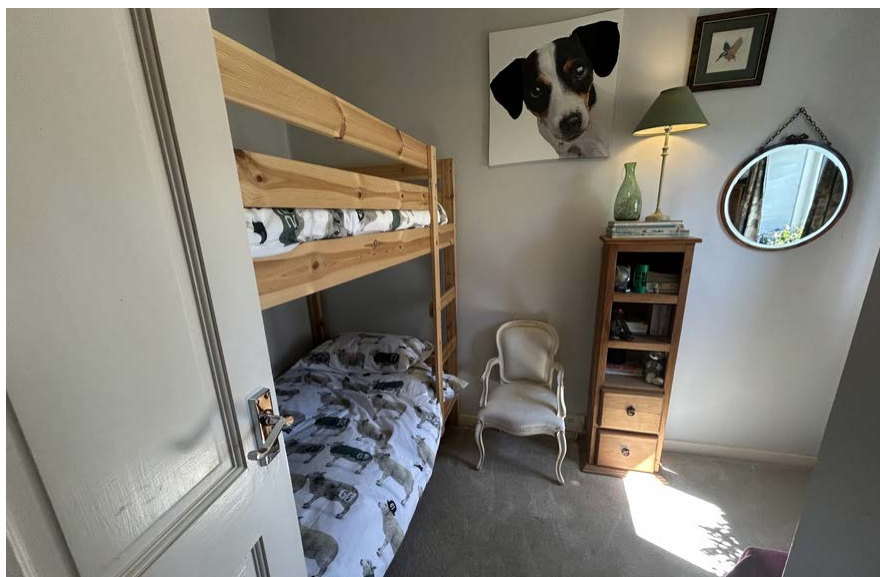
### Viewing


Strict by appointment with the Vendors Sole Agents Rees Richards and Partners.

Please contact Carmarthen office for further information:

12 Spilman Street, Carmarthen, SA31 1LQ

Tel: 01267 612021 or email [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

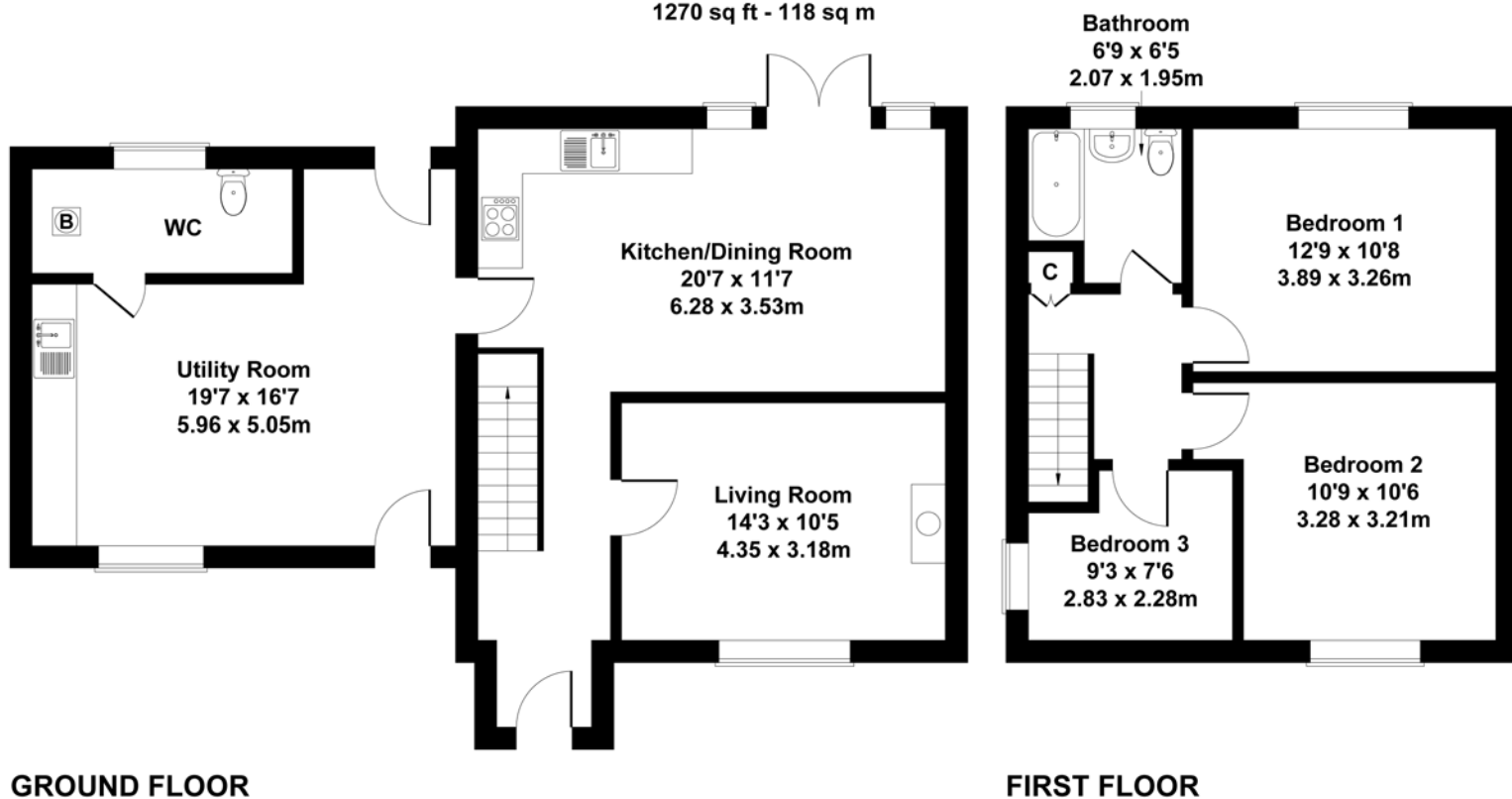


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		98
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



## 4, Tregarth Llangadog SA19 9ND

Approximate Gross Internal Area  
1270 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2025  
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