

*Spacious Property With Garage, Parking & Garden. Centre of Village Location. Ideal for First Time Purchase or Family Occupation.*



1 Church Street, Llangadog, Carmarthenshire. SA19 9AA.

**£190,000**

**R/5098/NT**

In Need of some modernisation. The property offers spacious accommodation and is in good decorative order. Small drive for parking and adjoining garage with garden area to rear. The property has mostly Double Glazing and Gas central heating. Multifuel burner to the living room and lean to conservatory to rear. Situated in the centre of the picturesque Towy Valley village of Llangadog close to the amenities it has plenty to offer.



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## Location

A large village in the North of Carmarthenshire with some beautiful countryside and landscape. The village has a train station on the Heart of Wales line connecting Swansea and Shrewsbury. Junior school, various shops and eateries. Situated on the edge of the Bannau Brycheiniog ( Brecon Beacons) mountain ranges. With the Towy River on the edge winding through the valley with its diverse habitat and wonderful wildlife. The popular towns of Llandeilo and Llandovery are 7 miles approx.

## Reception Hallway

Radiator, staircase and door to

## Front Living Room

3.4m x 2.7m (11' 2" x 8' 10")

Picture window to front. Multifuel burner inset to tiled surround and hearth. Radiator.



## Sitting / Dining Area.

3.76m x 3.8m (12' 4" x 12' 6")

Gas flame effect fire with back boiler which runs the central heating and hot water system. Radiator.



## Kitchen

3.5/ 4.7m x 4.1m (11' 6" x 13' 5")

Range of base units with worktops over and matching wall units including display cabinets. One and a half bowl sink unit with single drainer. Door to side and to



## Conservatory

3.75m x 3.13m (12' 4" x 10' 3")

Double aspect to rear and rear door. Door back to garage & door to separate WC.



## Landing

Doors to

## Bedroom

Double glazed window to front. Loft access and radiator.



## Bedroom

2.9m x 3m (9' 6" x 9' 10")

Window to side.



## Bathroom

2.26m x 1.55m (7' 5" x 5' 1")

Corner bath, vanity wash hand basin, WC, opaque window to side. Wall tiles and radiator.



## Bedroom

3.56m x 2.89m (11' 8" x 9' 6")

Window to rear. Radiator.



## Garage

2.48m x 6.91m (8' 2" x 22' 8")

Double doors to front. Shower cubicle, sink unit with single drainer.



## Externally

Side drive abd parking for car leading to garage.

Rear garden area with raised borders, green house and store shed.



## Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and Gas central heating.

## Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: C.

## Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

## 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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** Off Street.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Level access.

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

### Construction Type

Traditional



## Directions

Directions : From Carmarthen take the A 40 east towards Llandeilo at the roundabout in Llandeilo continue on the A 40 towards Llandovery. Continue on this road for 6 miles and at the roundabout take the 3rd turning for Llangadog. Continue into the village and go over the two bridges the second being in the village, pass the church on the left and the property will be found on the right hand side opposite shown by a Morgan and Davies for sale board.

For further information or to arrange a viewing on this property please contact :

**Carmarthen Office**  
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**Carmarthen**  
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