





Cefn Gurrey No 1 Gurrey Cottages, Llangadog, SA19 9AG

Offers In The Region Of £85,000

- IMPROVABLE END TERRACE HOUSE.
- HEATING PROVIDED BY AN AIR SOURCE HEAT PUMP - NOT TESTED.
- PV PANELS. 6 MILES LLANDOVERY.
- WALKING DISTANCE LLANGADOG COMMON.
- 20 MILES EAST OF CARMARTHEN. 18 MILES M4 MOTORWAY.
- 3 BEDROOMS. 2 BATHROOMS/WC's.
- PVCu DOUBLE GLAZED WINDOWS.
- 7 MILES LLANDEILO. 13 MILES AMMANFORD.
- JUST OFF A4069 'LLANGADOG TO BRYNAMMAN' ROAD.
- IN NEED OF MODERNISATION.
- INTEGRAL GARAGE.
- CLOSE TO LOCAL SHOPS AND SERVICES.
- 1 MILE LLANDEILO TO LLANDOVERY A40 TRUNK ROAD.
- JUST OUTSIDE BANNAU BRYCHEINIOG NATIONAL PARK.
- IDEALLY SUITED TO A FIRST TIME BUYER.

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A most conveniently situated 3 BEDROOMED END OF TERRACE 'COTTAGE' style HOUSE situated within walking distance of the Doctors Surgery, Primary School, Railway Station and local facilities and services at the centre of Llangadog that is located amidst the beautiful Tywi river valley just outside 'Bannau Brycheiniog' National Park within half a mile of the A40 trunk road some 6 and 7 miles respectively of the Tywi valley towns of Llandovery and Llandeilo, is within 12 miles of Brynamman, is within 13 miles of the town of Ammanford and is located within 18 miles of the M4 Motorway. The readily available facilities and services at the County and Market town of Carmarthen being approximately 20 miles distant.

3 2 1

Council Tax Band: D





ENTRANCE HALL
with radiator. Vinyl tiled floor. PVCu part opaque double glazed entrance door. Staircase to first floor.

LIVING/DINING ROOM
18'7" x 14'9" overall
'L' shaped with boarded effect laminate flooring. Radiator. PVCu double glazed picture window to fore. Fireplace with stone surround. Telephone point.

REAR HALL
8'8" x 4'10"
with PVCu part opaque double glazed door to rear. PV invertor. Pressurised hot water cylinder.

SHOWER ROOM
7'9" x 5'0"
with ceramic tiled floor. Fully tiled walls. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and pedestal wash hand basin. Double shower enclosure.

KITCHEN
12'3" x 7'9"
with part tiled walls. PVCu double glazed window. Fitted base and eye level kitchen units incorporating a sink unit, double oven, integrated fridge and freezer. Plumbing for dishwasher and washing machine. Door to

INNER HALL
with door to the integral garage

FIRST FLOOR

LANDING
13'0" x 4'6"

FRONT BEDROOM 1
'L' shaped with radiator. PVCu double glazed window. Exposed beam.

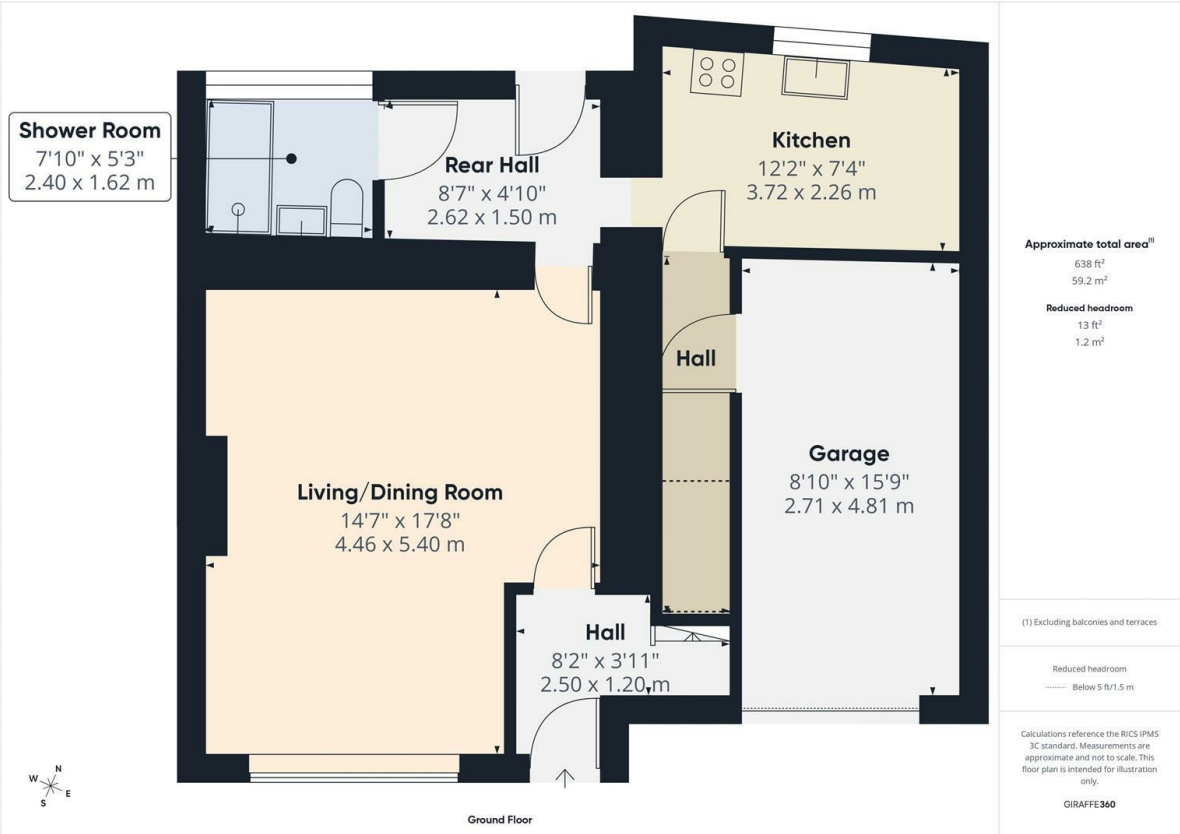
REAR BEDROOM 2
13'2" x 10'3"
with feature exposed beam. PVCu double glazed window with a view. Radiator.

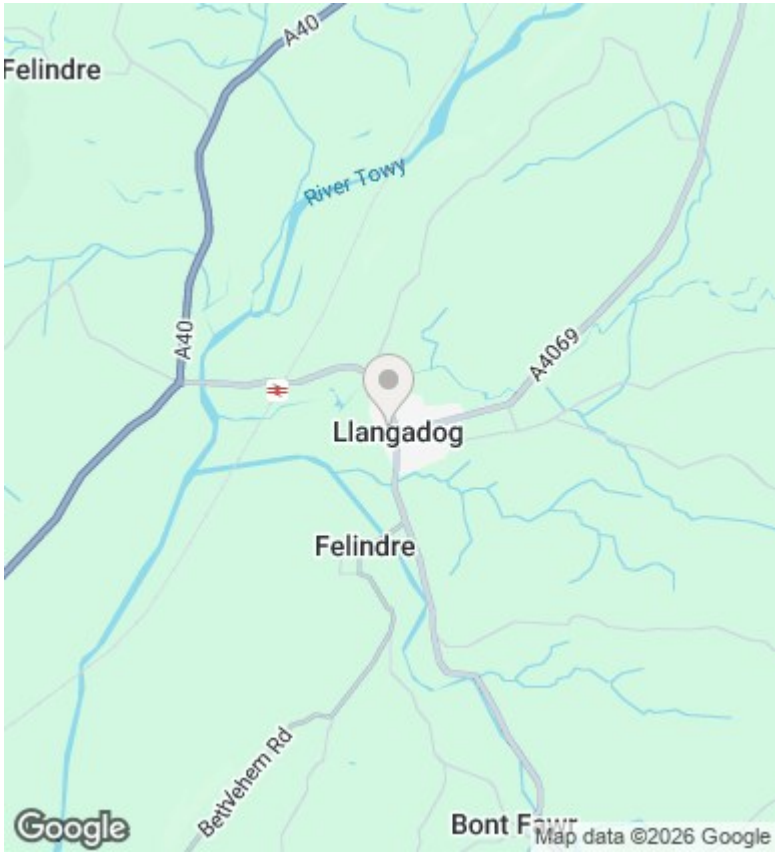
INNER LANDING
with part double glazed double French doors that give access to the flat roof over the rear hall and shower room and access to the air source heat pump.

FRONT BEDROOM 3
14'10" x 10'7" overall
'L' shaped with feature exposed beam. 2 PVCu double glazed windows. Radiator.

BATHROOM
8'2" x 7'2"
with part tiled walls. Ceramic tiled floor. PVCu double glazed window with a view. 3 Piece suite in white comprising panelled bath, WC and wash hand basin with fitted storage cupboards beneath. Tiled shower enclosure with folding shower door.

INTEGRAL GARAGE
15'9" x 8'10"





Directions

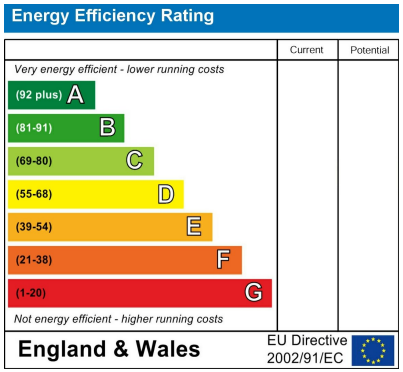
The property is located in the centre of Llangadog and can be approached from the rear via 'Walters Road' or from the main thoroughfare ('Church Street') by walking up the lane between Les Davies Butcher and Morgan Newsagents and the property will be found on your right hand side.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

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