



Llangadog, SA19

Offers Over £300,000



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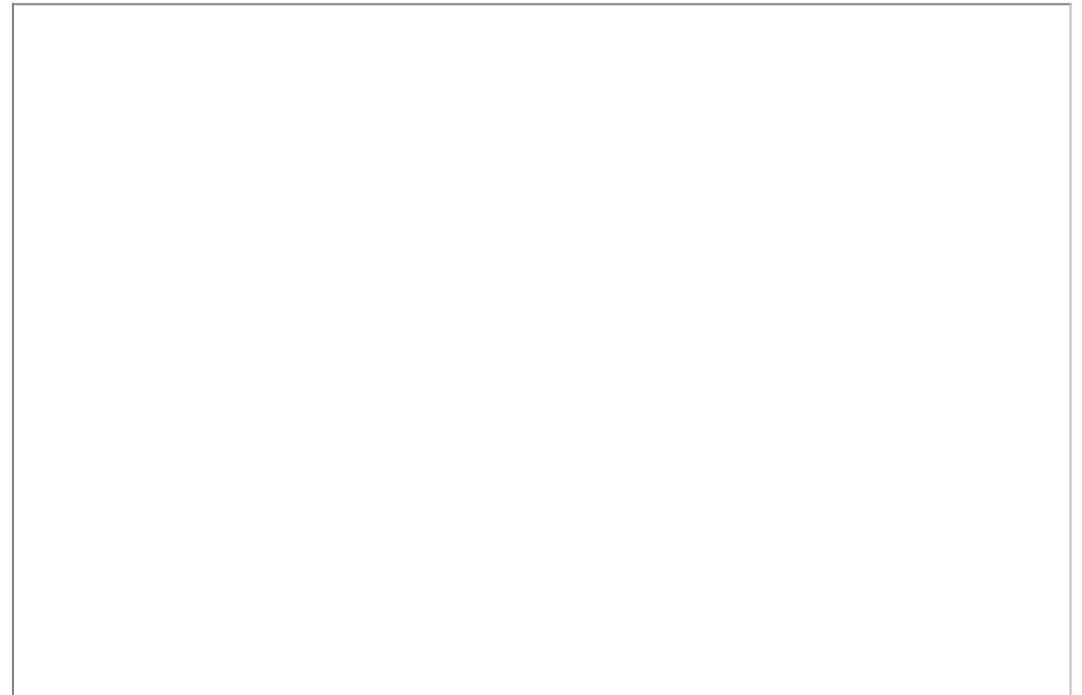
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Llangadog, SA19

*****COTTAGE WITH SELF CONTAINED ANNEXE OR HOLIDAY LET***.**

A former public house situated in the heart of the village of Llangadog currently a four/five bedroom detached period property and self contained annexe which is ideal for an extended family or as a holiday let(stpp) for those wanting to run a small business in this picturesque village. The main cottage offers versatile accommodation and retains many features such as inglenook fireplaces, beams and sliding sash windows with both properties benefiting from gas fired central heating. Externally the properties provide off road parking and the annexe having it's own garden to the very rear.

The village of Llangadog is situated in the heart of the Tywi Valley half way between the historic market town of Llandeilo and Llandovery a great tourist destination where you can find historic sites, ancient ruins, scenic walking areas, Castles, Country Parks and more.



Entrance Hallway:

Ceramic tiled floor, stairs to first floor.

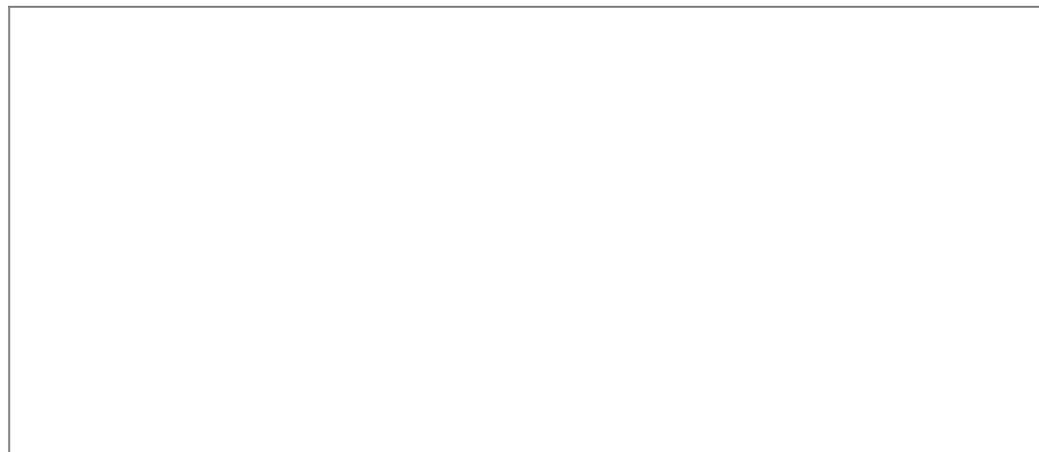
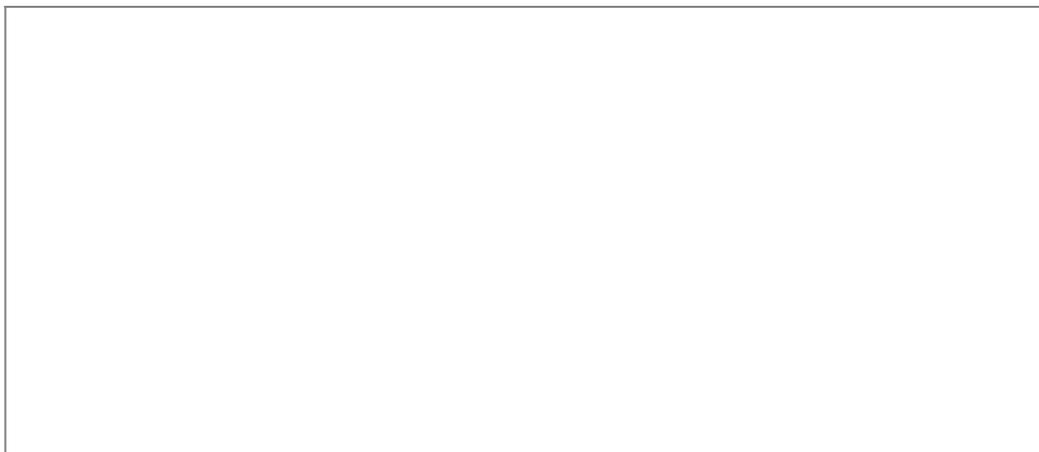
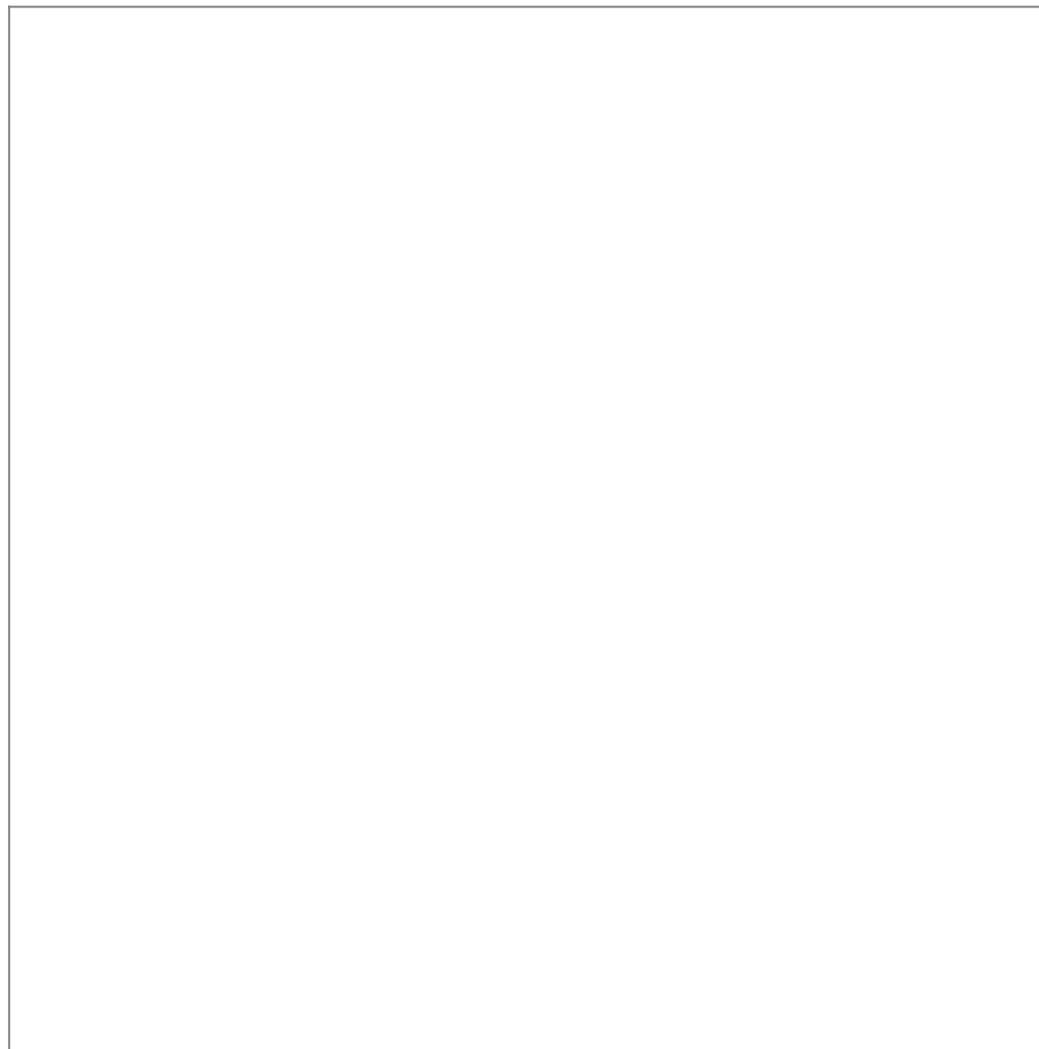
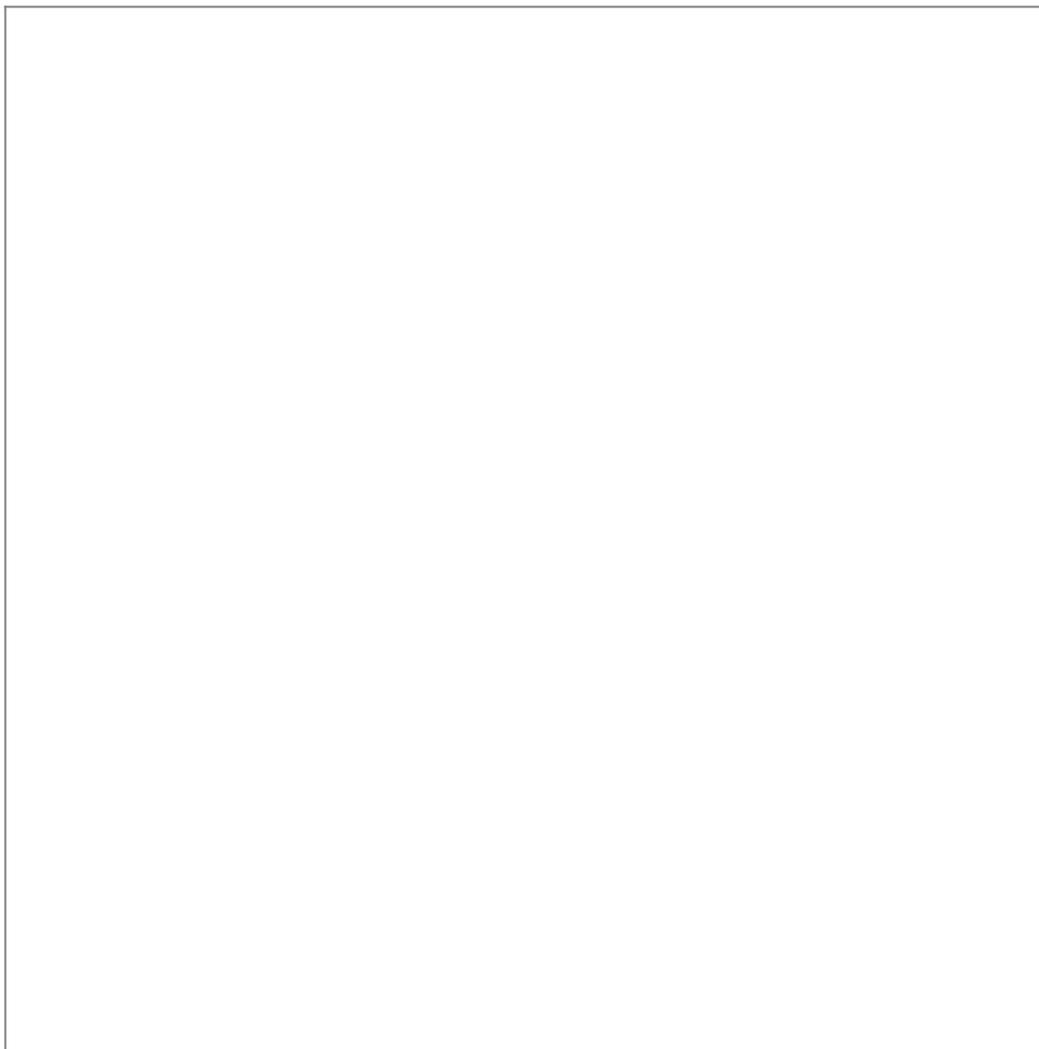
Lounge:

5.36m x 5.28m (17'7" x 17'4")

Single glazed sliding sash window to front, slate flooring, feature stone inglenook fireplace with multi fuel fire, timbers to ceiling, two double panel radiators, opening to dining area.

5.44m x 4.09m (17'10" x 13'5")

Single glazed sliding sash windows to front and side, ceramic tiled floor, feature fireplace with wood burner, double panel radiator.



Kitchen:

4.75m x 4.04m (15'7" x 13'3")

Single glazed window to rear, two single glazed sliding sash windows to side, ceramic tiled floor, fitted with base units, single bowl sink unit and draining board, plumbing for washing machine.

Dining Room/ Bedroom:

6.48m x 4.19m (21'3"/14'1" x 13'9")

Single glazed window to rear, ceramic tiled floor, door to rear, opening to lounge.

Shower Room:

Single glazed window to rear, WC, corner shower enclosure, pedestal wash hand basin.

First Floor Landing:

Oak flooring.

Bedroom One:

5.38m x 4.17m (17'8" x 13'8" to chimney breast)

Single glazed sliding sash windows to front and side, double panel radiator.

Bedroom Two:

3.99m x 3.43m (13'1" x 11'3")

Single glazed sliding sash window to front, oak flooring, built in cupboard, double panel radiator.

Bedroom Three:

3.23m x 2.24m (10'7" x 7'4")

Single glazed sliding sash window to front, single panel radiator.

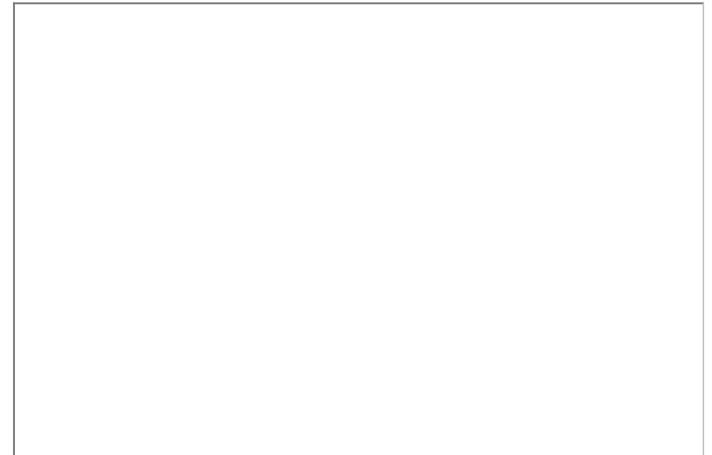
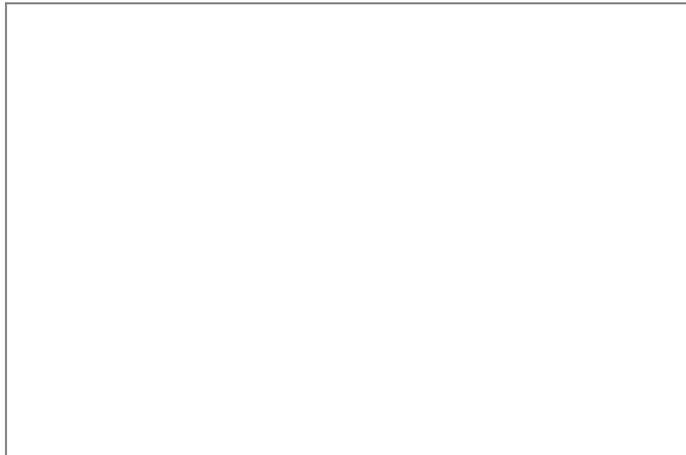
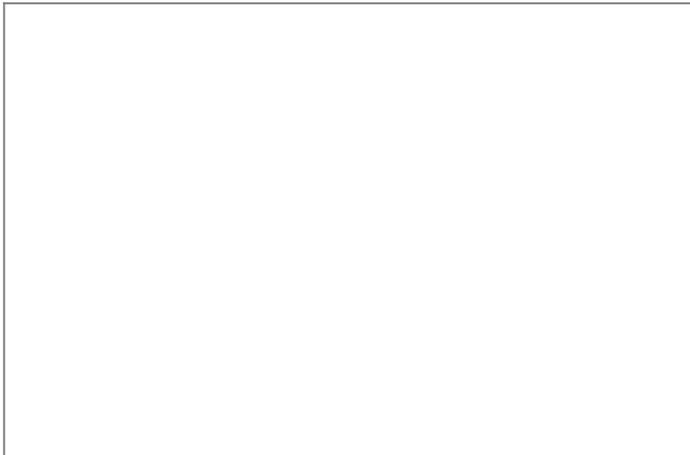
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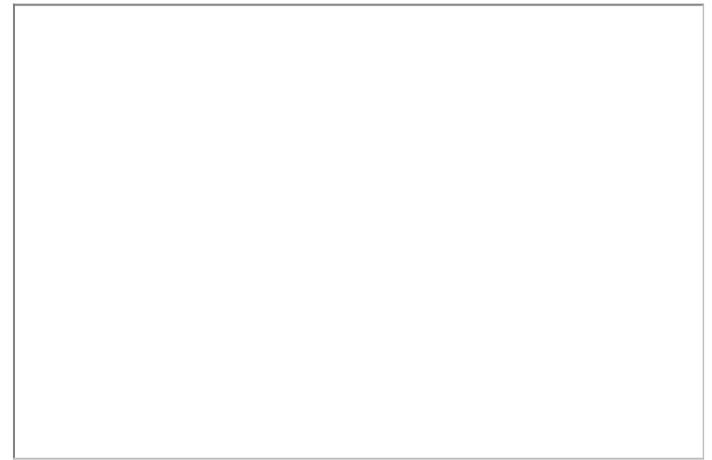
8.23m x 1.88m (27'0" x 6'2")

Fakro window to rear, two single panel radiators, cupboard housing gas boiler providing domestic hot water and central heating.

Bathroom:

Two velux style windows to rear, laminate flooring, suite comprises panelled bath, WC, pedestal wash hand basin, shower enclosure, single panel radiator.





Annexe Accommodation:

Lounge:

8.53m x 4.14m (28'0" x 13'7"to alcove)

Single glazed window and double glazed window to front, feature inglenook fireplace with multi fuel fire, feature part exposed stone walls, beams to ceiling, ceramic tiled floor, stairs to first floor, two double panel radiator.

Kitchen:

Single glazed window to rear, ceramic tiled floor, gas boiler providing domestic hot water and central heating, single bowl sink unit and draining board, double panel radiator,

Wet Room:

Single glazed window, WC, wash hand basin, shower area with drainage.

First Floor:

Single glazed window to side.

Bedroom:

7.75m x 4.09m (25'5" x 7'4"/13'5")

Single glazed windows to front and rear, beams to ceiling, oak flooring, double panel radiator.

Dressing Room:

3.96m x 2.31m (13'0" x 7'7")

Velux style window, oak flooring, door to first floor decking area, double panel radiator.

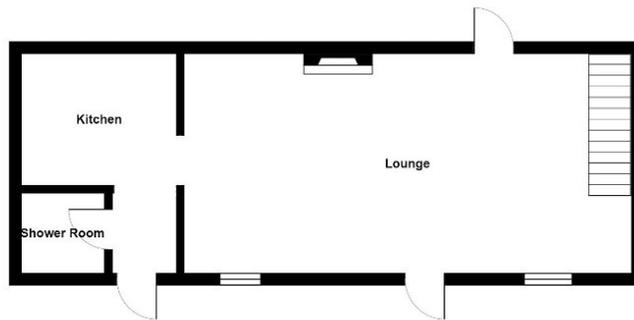
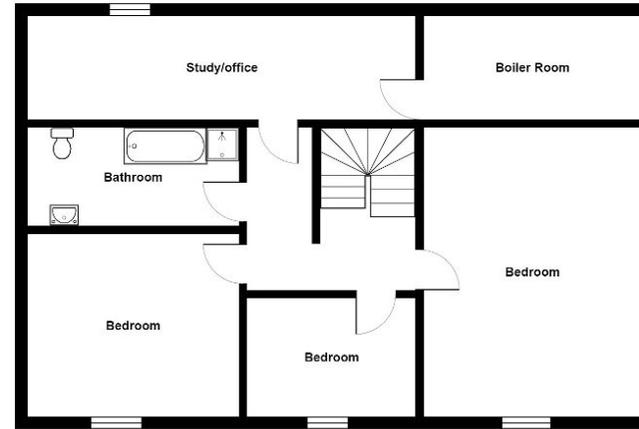
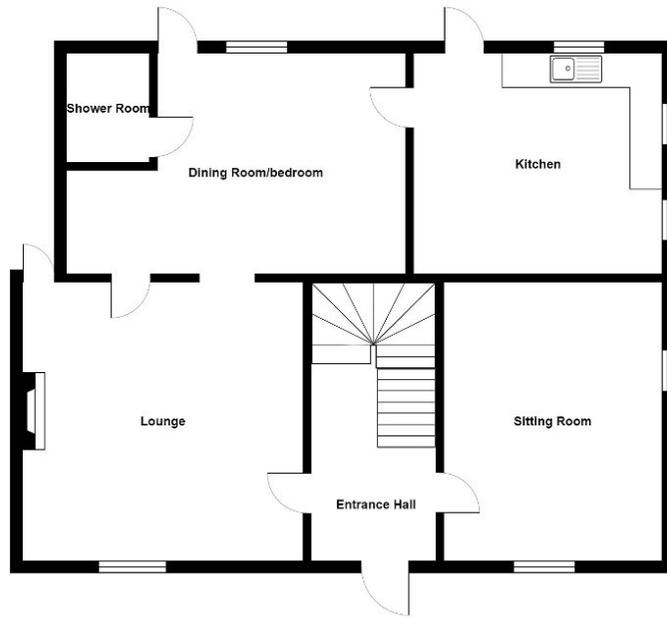
Bathroom:

3.35m x 1.52m (11'0" x 5'0")

Single glazed window to rear, suite comprises panelled bath, WC, pedestal wash hand basin, beams to ceiling, feature part exposed stone walls, single panel radiator.

Externally:

A small frontage and side off road parking which is currently used as a garden area, side pedestrian access to the annexe with a polycarbonate roof leading to a storage/workshop. The self contained annexe also has it's own garden to the rear.



All measurements are approximate and for display purposes only



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