Rees Richards & Blyth
commercial | residential | rural

Swansea Head Office
1 Axis Court
Mallard Way
Swansea Vale
SA 7 0AJ
Tel: 01792 650705

Carmarthen Office
12 Spilman Street
Carmarthen
SA31 1LQ
Tel: 01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX
Tel: 01834 526 126



Cerist, Llangadog, Carmarthenshire SA19 9HS

£295,000 For Sale

Property Features

- Modernised 2-bedroom detached bungalow
- Semi-rural location on edge of Llangadog village
- Ideally suited for a Small Family, Downsizing / Retirement
- Attached single garage
- Large grounds with ample parking areas
- Spacious plot extending to approx. 0.27 acres

Property Summary

A charming semi-rural property which has been sympathetically modernised in recent years offering flexible living accommodation, nestled within generous grounds extending to approx. 0.27 acres, located on the outskirts of the popular semi-rural village of Llangadog, Carmarthenshire, within easy reach of the A40.

These particulars are prepared for the guidance of prospective purchasers and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract. For all policies, please visit reesrichardsblyth.co.uk.

Rees Richards & Blyth
commercial | residential | rural

Swansea Head Office
1 Axis Court
Mallard Way
Swansea Vale
SA 7 0AJ
Tel: 01792 650705

Carmarthen Office
12 Spilman Street
Carmarthen
SA31 1LQ
Tel: 01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX
Tel: 01834 526 126







Full Details

Situation

Situated on the out-skirts of the popular semi-rural village of Llangadog, this property is surrounded by nearby amenities such as the local primary school, the well known rugby club and two local convenience stores.
The market towns of Llandovery being within 6 miles and Llandeilo being within 8 miles of the property, both offer a further range of amenities such as secondary school, larger convenience stores, many festivities and activities.
The County town of Carmarthen lays within 22 miles, offering an even wider range of amenities and providing access to the coastal road to Pembrokeshire.

Description

A peaceful semi-rural home, perfect for a small family to those looking to retire in a semi-rural location. With a spacious, convenient floorplan, easy access to the front and back porch and plenty of parking space. The property enjoys countryside views to the front and rear of the property with established hedges and timber fences for privacy.

ACCOMMODATION

Porch

1.34m x 2.02m (4' 5" x 6' 8")

Tiled flooring with windows to the front and sides.

Hallway

4.18m x 1.22m (13' 9" x 4' 0")

Laminate flooring, a radiator towards the middle of the hallway and attic hatch.

Inner Hallway

0.99m x 1.24m (3' 3" x 4' 1")
Laminate flooring.

These particulars are prepared for the guidance of prospective purchasers and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract. For all policies, please visit reesrichardsblyth.co.uk.

Rees Richards & Blyth
commercial | residential | rural

Swansea Head Office
1 Axis Court
Mallard Way
Swansea Vale
SA 7 0AJ
Tel: 01792 650705

Carmarthen Office
12 Spilman Street
Carmarthen
SA31 1LQ
Tel: 01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX
Tel: 01834 526 126







Coat/Utility Cupboard

1.42m x 1.24m (4' 8" x 4' 1")
Convenient storage and coat/shoe space to the left of the front door.

Kitchen/Living Room

5.79m x 2.67m (19' 0" x 8' 9")
An open-plan kitchen/diner and living room, making a very conversational family room.
Bay window to the front, window to the side and window to the rear overlooking to the garden.
Door to the side leading to back porch and patio/garden.
Wall and base units with gas hob, an integrated oven and an extractor fan above.
Washing machine space and plumbing.
LED spot lights throughout with a radiator and Hive controls.

Boiler/Airing Cupboard

1.42m x 1.24m (4' 8" x 4' 1")
A boiler cupboard with space for use as general storage.

Bedroom 1/Home Office

3.18m x 2.56m (10' 5" x 8' 5")
Window to the front with laminate flooring and a radiator.

Bedroom 2

3.18m x 3.29m (10' 5" x 10' 10")
Window to the rear with a carpeted flooring and radiator.

Family Bathroom

1.46m x 1.70m (4' 9" x 5' 7") + 0.85m x 0.89m (2' 9" x 2' 11")
A spacious family bathroom with a walk-in shower, fully tiled walls and
Window to the rear, WHB and laminate flooring.
Spot lights and extractor fan.

Back/Side Porch

4.90m x 1.50m (16' 1" x 4' 11")
A convenient lean-to porch with a glass roof.

These particulars are prepared for the guidance of prospective purchasers and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract. For all policies, please visit reesrichardsblyth.co.uk.

Rees Richards & Blyth
commercial | residential | rural

Swansea Head Office
1 Axis Court
Mallard Way
Swansea Vale
SA 7 0AJ
Tel: 01792 650705

Carmarthen Office
12 Spilman Street
Carmarthen
SA31 1LQ
Tel: 01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX
Tel: 01834 526 126







EXTERNAL

Garage

3.02m x 7.33m (9' 11" x 24' 1")
A single bay garage with double metal doors.
Constructed from concrete blocks with a fibreglass roofing.

Front of Property

Ramp leading to the front porch for wheelchair access.
Excellent parking with gravel throughout.
The property extends to the road however, has rights of ways for both neighbouring bungalows. This area is separated from the residence by a front garden wall with a foot gate and another gate for vehicles.
There is also access to the rear of the property for a vehicle to the side garage (left of property) and a foot gate to the right of the property.
Gas tank and metre.

Rear of Property

Patio:
The patio is concrete slabs from the side of the garage, running the length of the property.
Hot and cold outside taps.
Electric outlets.

Grass Lawn:
The grass lawn runs the width of the boundary with a timber fence to the rear.
The lawn has also been reseeded, making the garden look fresh and full of life.

Established hedges border both sides, giving an abundance of privacy.

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 mains water, drainage and electricity with gas central heating.

These particulars are prepared for the guidance of prospective purchasers and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract. For all policies, please visit reesrichardsblyth.co.uk.

Rees Richards & Blyth
commercial | residential | rural

Swansea Head Office
1 Axis Court
Mallard Way
Swansea Vale
SA 7 0AJ
Tel: 01792 650705

Carmarthen Office
12 Spilman Street
Carmarthen
SA31 1LQ
Tel: 01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX
Tel: 01834 526 126







Council Tax Band

We understand this property is council tax band C - £2,089.96 for 2026-2027

Energy Performance Certificate

We understand this property benefits from an EPC rating F (22).
We are also advised the property had undergone works to update the home and improve the energy consumption. These works include:
- complete rewire
- boiler installation and new plumbing
- insulation throughout
- lights outside
- LED spotlights throughout the house

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

We understand the properties frontage does have rights of ways for both neighbouring properties for access to their property.
We are also advised that Plot 3 has rights to connect and share underground services.

Local Authority

Carmarthenshire County Council, County Hall, Carmarthen, SA31 1JP. Tel: 01267 234567

Plans

Plans are prepared for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annual a sale or entitle any party to compensation in respect thereof.

These particulars are prepared for the guidance of prospective purchasers and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract. For all policies, please visit reesrichardsblyth.co.uk.

Rees Richards & Blyth

commercial | residential | rural

Swansea Head Office
1 Axis Court
Mallard Way
Swansea Vale
SA 7 0AJ

Tel: 01792 650705

Carmarthen Office
12 Spilman Street
Carmarthen
SA31 1LQ

Tel: 01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX

Tel: 01834 526 126

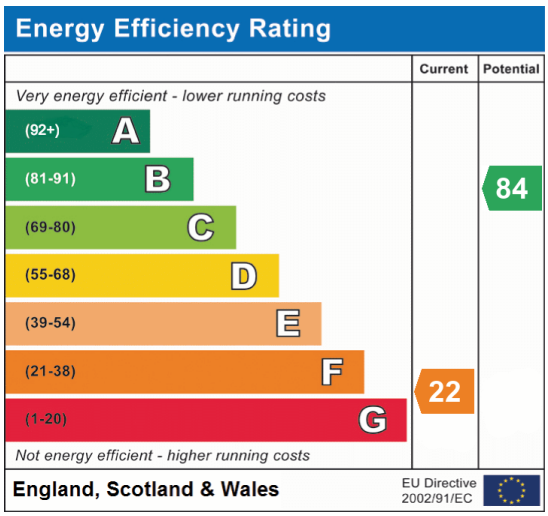






Viewings

Strictly by appointment with the sole agents, Rhys Richards & Partners. Please contact Carmarthen Office for further information: - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021 or email: property@reesrichards.co.uk



These particulars are prepared for the guidance of prospective purchasers and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract. For all policies, please visit reesrichardsblyth.co.uk.

Rees Richards & Blyth

commercial | residential | rural

Swansea Head Office
1 Axis Court
Mallard Way
Swansea Vale
SA 7 0AJ

Tel: 01792 650705

Carmarthen Office
12 Spilman Street
Carmarthen
SA31 1LQ

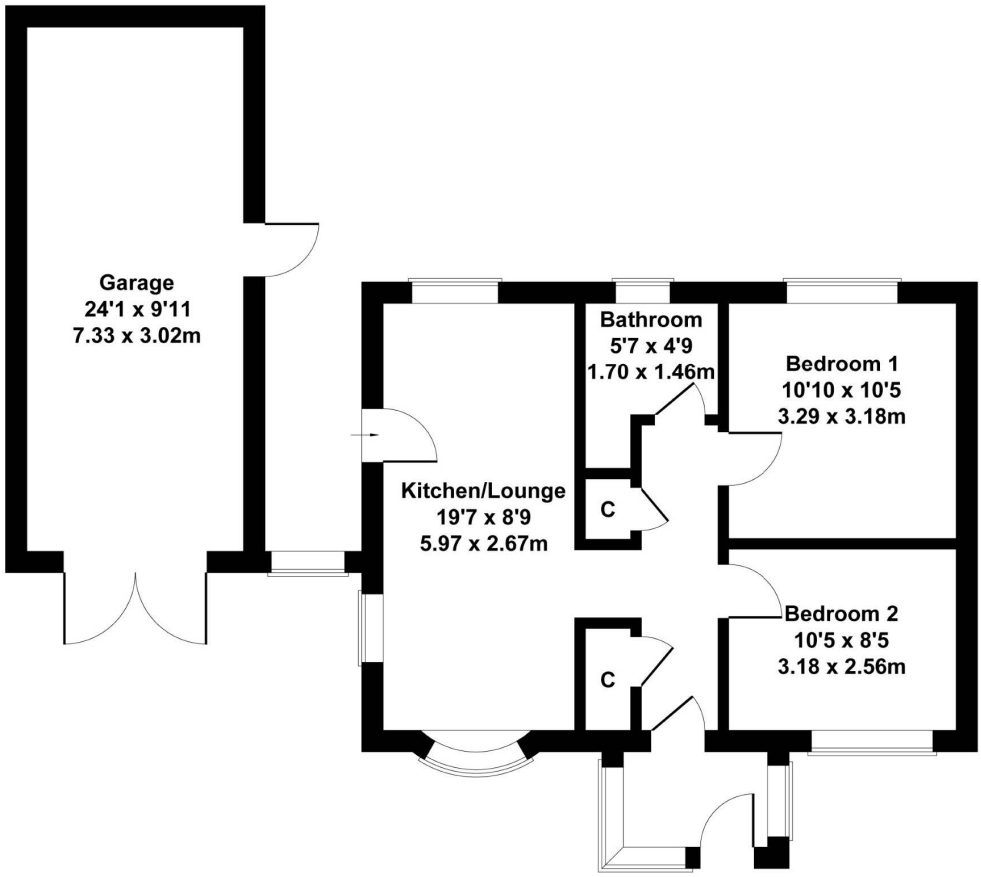
Tel: 01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX

Tel: 01834 526 126

Cerist, Llangadog

Approximate Gross Internal Area
797 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

These particulars are prepared for the guidance of prospective purchasers and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract. For all policies, please visit reesrichardsblyth.co.uk.