



**Rhiw'r Fran,
Llandovery SA20 0JU**

Offers in the region of £359,950

**** CHARMING EXTENDED 3 BED DORMER COTTAGE ****

Quiet Location & Views

Overlooking River At Rear

Mature Garden & Garage

Views Towards Brecon Beacons EPC D57

EJ/RO/79748/080321

DESCRIPTION

**** CHARMING DETACHED 3 BEDROOMED EXTENDED COUNTRY DORMER COTTAGE WITH GOOD SIZED GARDEN OVERLOOKING SMALL RIVER TO REAR - VIEWING RECOMMENDED WITH NO ONWARD CHAIN ** EPC D57**

A characterful detached country property adjoining a quiet country lane pleasantly situated on the edge of the popular market and college town of Llandovery which offers all the usual amenities. The property which offers spacious family sized accommodation including 24' long living room with character features including beamed ceilings, stone fireplace with wood burner stove. First floor provides 3 bedrooms with shower room enjoying lovely country views to front towards the Brecon Beacons National Park. Outside there are good sized mature gardens including lawned areas, wildlife pond, vegetable garden with raised beds, garage with parking space. The popular Brecon Beacons is within close proximity with excellent outdoor pursuits.

ACCOMMODATION

The property which comprises a period, character detached extended dormer cottage of considerable appeal being of traditional construction with rendered elevations lying under a slated roof, and benefiting from oil fired central heating (new boiler installed September 2020) and double glazed windows. We have been informed by the owners that planning consent has been granted for a double storey extension extending out from the kitchen and over. The property offers roomy, family sized accommodation which provides as follows:

(STORM ENTRANCE PORCH

Front entrance door to:

ENTRANCE HALL

8'3 x 6'4 (2.51m x 1.93m)

Window to front, tiled flooring, radiator, doors to:

KITCHEN/DINER

18'5 x 16'7 (5.61m x 5.05m)

Double aspect windows, range of timber wall and base units with worktops over, 1½ bowl single drainer sink unit with mixer tap, built-in eye level electric oven, ceramic 4 ring electric hob with fitted hood over, space for fridge, plumbing for washing machine and dishwasher, built-in storage cupboard, tiled flooring, door to:

REAR ENTRANCE PORCH

7'3 x 5'11 (2.21m x 1.80m)

Tiled flooring, double glazed external door to rear.

OPEN PLAN LIVING ROOM

24'3 x 16'1 (7.39m x 4.90m)

Three windows to front, stairs to first floor, attractive stone fireplace and surround with beam over and raised tiled hearth incorporating multi-fuel stove room heater, wall lights, beamed ceiling, exposed stone wall, timber flooring, 2 radiators.

BATHROOM

12'4 x 8'2 (3.76m x 2.49m)

Window to rear, modern suite comprising bath, low level WC, pedestal wash hand basin, built-in storage cupboard, tongue and groove half pine panelled walls, radiator.

FIRST FLOOR LANDING

Built-in storage cupboard, timber flooring, radiator, doors to:

BEDROOM 1

18'1 x 10'3 (5.51m x 3.12m)

Double aspect windows, timber flooring, radiator.

BEDROOM 2

13'4 x 11'3 (4.06m x 3.43m)

Two windows to front with lovely views, timber flooring, radiator.

BEDROOM 3

11'10'9'3 x 8'8 (3.61m x 2.64m)

Window to front with lovely views, radiator.

SHOWER ROOM

8'1 x 5'1 (2.46m x 1.55m)

Window to rear, modern suite comprising tiled double shower cubicle, WC, vanity wash hand basin with storage cupboards, radiator.

EXTERNALLY

A particular feature of this property is the good sized grounds and gardens with walled in courtyard area to the

front. There is a small garden area to the side and a rear paved patio with shrub borders and **LOG STORE**. There is a good sized garden to the side laid to mature lawn with an abundance of shrubs, bushes, trees, vegetable garden with a number of raised beds and **WILDLIFE POND, outside lighting**. There is also **DOG KENNEL & ENCLOSED RUN**, **ALUMINIUM GREENHOUSE 10' x 8'** with **GARDEN STORE**, **DETACHED GARAGE 20' x 9'** with up and over door and car parking area. To the rear of the garden is a backdrop overlooking the small river having a lovely setting.

SERVICES

We are advised mains water and electricity with private drainage supply are connected to the property (to be confirmed).

VIEWING

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

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facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

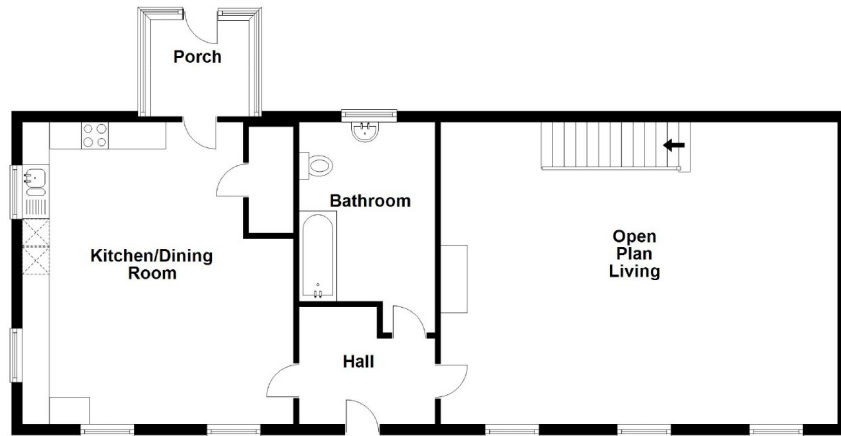
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

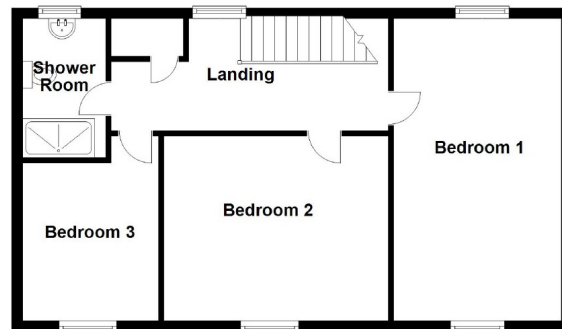
DIRECTIONS

From Llandovery proceed out on the main A40 Brecon road passing the Coop supermarket on your left, and on leaving the town take a right turning signposted Myddfai (alongside the Erw Lon caravan park), Proceed up the lane over the small bridge and bear around to the right and the property will be found further up on the right.

Ground Floor



First Floor



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